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F **BRANCH**

Subject:— Subsidised Industrial Housing Schemes —

B Class

Karnataka

Rev. (T)

To Supdt. L.S.G. Section

27/2/57

Submitted for perusal in the first instance

Kumm 5/3/57 Dy 5/3

Submitted:—

This file will be filed and kept for reference in the Branch as no action is called for in it

Kumm 29/4/57 Dy 30/4/57

Swsc 1/5

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Sta. Sect. Slip 24-A

B

Bi 3/5

GOVERNMENT OF INDIA.

MINISTRY OF WORKS HOUSING AND SUPPLY.

No. H-1(120)/52, dated New Delhi, the 22nd September 1952.

From

Shri N. P. Dube, M.A. (Cantab.), Deputy Secretary to the Government of India;

To

The Chief Secretaries of all Part A and B States and States of Delhi, Ajmer and Bhopal.

Subject.—Subsidized Industrial Housing Scheme.

Sir,

I am directed to refer to Mr. C. C. Desai's letter No. H-1(120)/52, dated the 11th August 1952, and to state that the provisional housing scheme was discussed with the representatives of the State Governments, the employers and workers on the 25th and 26th August 1952, as a result of which Government have now prepared a scheme. A copy of this scheme is enclosed for your information. A copy of it is also being sent to your representative/s who attended the Conference on the 25th and 26th August.

2. It is hoped that the State Governments who have been familiar with the subject for quite some time now and whose representatives were requested at the conclusion of the Conference on 26th August to keep their schemes for industrial housing ready, will be able to send in their final demand with full particulars to this Ministry very early, if possible, by the 15th October.

3. With the application for aid, the State Governments are requested to fill in the Questionnaire attached to the scheme and to send the plans and specifications of the tenements which they intend to construct and all other particulars which will facilitate the examination of their scheme in this Ministry. The details of the terms and conditions indicated in broad outline in the scheme on which the financial aid will be given to the State Governments are under examination and will be finalised shortly.

4. A further communication will follow on the subject of aid for slum clearance and housing for non-industrial workers' co-operatives and co-operatives of low-income groups.

5. A copy of the letter which is being addressed to the representatives of employers and workers is enclosed for your information. These representatives are being requested to arrange for the transmission of their demands to this Ministry direct, with a copy to the State Governments concerned. It will be appreciated if your comments on these demands could be sent to this Ministry as soon as possible.

Yours faithfully,

(Signed) N. P. DUBE,
Deputy Secretary to the Government of India.

Copies with copies of the Scheme and Questionnaire forwarded for information and necessary action to :—

(i) Representatives of State Governments who attend the conference at Delhi on 25th and 26th August 1952.

(ii) All Ministries of the Government of India, Planning Commission, Cabinet Secretariat, Prime Minister's Sectt. Parliament Secretariat, etc.

(iii) Part C States, other than Delhi, Ajmer and Bhopal.

(Signed) N. P. DUBE,
Deputy Secretary to the Government of India.

GOVERNMENT OF INDIA.

MINISTRY OF WORKS HOUSING AND SUPPLY.

SUBSIDISED INDUSTRIAL HOUSING SCHEME 1952-53

1. The Scheme contemplates building of houses principally for accommodating industrial workers through the agency of the State Governments, statutory housing boards where they exist, employers and registered co-operative house building societies industrial workers. The assistance which the Central Government propose to give towards the programme is by means of subsidies and loans on relatively easy terms. For the purpose of this scheme the term "industrial worker" refers to a worker as defined in the Factories Act, 1948.

2. Accommodation will be of two types :—

(a) in cities of moderate size where land values are not exorbitant : single-storeyed tenements containing one living room, a kitchen, a verandah or lobby and a bathing space with a water tap. A water flushed latrine to be shared between two tenements or a service latrine for each tenement will also be provided ;

(b) in larger cities where land values are high : multi-storeyed buildings, where each tenement will comprise a living room and a kitchen. Community latrines and bath rooms will be provided for a group of flats.

The living room in either type will be not less than 120 square feet.

3. The details of the specifications and the estimated cost for each type of accommodation proposed are shown in Annexure. Modifications and alterations can be made by housing boards or State Governments to suit local conditions, but the subsidies and loans will in no case exceed the maxima laid down in the scheme. If an employer or a co-operative society desires to modify the specification substantially, he or the society should obtain the permission of the Central Government.

4. The Central Government will grant subsidies as follows :—

(a) to the extent of 50 per cent. of the actual cost of construction including the cost of land for housing schemes undertaken by the State Governments or statutory housing boards ; and

(b) to the extent of 25 per cent. of the actual cost of construction including cost of land of housing schemes undertaken by employers and by such registered co-operative societies of industrial workers as provide in their constitution that the houses will not pass to any one other than industrial workers.

5. The Central Government will grant loans as follows :—

(a) to the State Governments up to 50 per cent. of the cost of construction including the cost of land, repayable in 25 years at 4¼ per cent. per annum ;

(b) to the State Governments for industrial co-operatives up to 37½ per cent. of the cost of construction including cost of land at 4¼ per cent. repayable in 15 years ; and

(c) to employers up to 37½ per cent. of the cost of construction at 4¾ per cent. per annum, repayable in 15 years.

N. B.—The rates of interest specified are to apply to loans granted in the year 952-53.

6. The following points should be noted :—

(i) land already acquired will not be taken into account for the purpose of the subsidies and loans ;

(ii) loans and subsidies will be limited to the amounts calculated on the basis of the standard costs, viz. Rs. 2,700 for one-room tenements in single-storeyed building and Rs. 4,000 for one-room tenements in multi-storeyed buildings, provided that if higher land cost justifies it, the subsidy for the tenements in the multi-storeyed buildings could be based on an increased standard cost not exceeding Rs. 4,500 per tenement ; and

(iii) the subsidy to co-operative building societies of industrial workers should, as far as possible, take the form of grant of developed building sites, and the cost thereof should not exceed that indicated above.

7. No loan or subsidy under this scheme will be admissible for housing of employees of the Central or the State Governments except where employed by corporations or companies coming within the scope of the Employees' Provident Fund Act, 1952.

8. The calculation of rent of tenements built by the State Governments takes into account Sinking Fund charges on 50 per cent. of the total cost calculated on forty years basis at 4¼ per cent. interest charge maintenance charge at 1½ per cent. of the cost of construction, municipal rates and taxes at 12½ per cent. of the rent in case of single-storeyed, and 25 per cent. in case of multi-storeyed houses. Loans issued by the Central Government will be repayable, in the case of the State Governments within 25 years, and in the case of employers and co-operative societies of industrial workers within 15 years.

9. The standard rent for different types will be as follows :—

(*a*) One-roomed single-storeyed tenements—Rs. 10 per mensem.

(*b*) One-roomed tenements in multi-storeyed buildings—Rs. 17-8-0 per mensem.

It should be noted that the figures are in the nature of maxima and it will be open to the authority or owner concerned to charge lower rent if the conditions such as reduction of cost etc. permit.

10. There is a provision in the current year's budget of Government of India for industrial housing schemes. Out of this amount allocation between subsidies and loans will be roughly as follows :—

Subsidies	Rs. 324	lakhs.
Loans	Rs. 392·625	lakhs.
	Rs. 716·625	lakhs.

11. Under this scheme, the programme of construction will be as follows :—

(*a*) by the State Governments and housing boards—

One-roomed single-storeyed tenements	3,000	
One-roomed tenements in multi-storeyed buildings ...	3,500	
	11,500	

(*b*) by employers and co-operative societies of industrial workers :—

One-roomed single-storeyed tenements	12,000	
One-roomed tenements in multi-storeyed buildings	5,000	
	17,000	
Grand Total ...	28,500	

For the above, subsidies may be payable as follows :—

(*a*) to the State Governments at the rate of Rs. 1,350 and Rs. 2,250 respectively for one-roomed single-storeyed and one-room multi-storeyed tenements ... 186·75 lakhs.

(*b*) to employers and co-operatives of industrial workers, at the rate of Rs. 675 and Rs. 1,125 respectively for one-roomed multi-storeyed tenements ... ... 137·25 lakhs.

324 lakhs.

Loans may be admissible as follows :—

(*a*) to the State Governments	Rs. 1,86,750
(*b*) to employers and co-operatives of industrial workers ...	Rs. 2,05,875
	Rs. 3,92,625

12. A National Housing Act is proposed to ensure uniformity in the housing policy throughout the country, and to remove difficulties arising under the Land Acquisition Act whether in respect of the assessment of compensation or for

taking, immediate possession of land, or the 'Co-operative Societies' Act or the various Rent Acts. It is intended that the provisions in the proposed National Housing Act will, in specific matters mentioned therein, supersede the provisions to the contrary in the general Acts to which a reference has been made. The legislation may also deal with the subject of town planning unless it is decided to have a separate legislation in the matter.

13. According to the scheme, the Central Government will bear the major share of the financial burden of the housing programme. It is expected that the State Governments will meet any shortfall in the maintenance charges of the housing estates to be constructed by them or by the housing boards. The establishment charges on the schemes taken up by the State Governments and housing boards or any agency other than private employers, will also have to be borne by the State Government. It is understood that provision of schools, dispensaries and other amenities for these housing estates will be made by local authorities concerned in the normal course. In regard to municipal rates and taxes, it is suggested that the State Governments should persuade local authorities to allow a rebate of at least 50 per cent. of the general rate or house tax, at least for an initial period of say 10 years. This will help in reducing rent. The Central Government will do their best to secure the supply of building materials and transport. Programme for this purpose will be drawn up in consultation with the State Governments.

14. In the tenements constructed by employers under this scheme, the management of each housing estate will be entrusted to a committee consisting of representatives of the employer and of the workers concerned with an official chairman nominated by the reginal housing board or the Labour Commissioner. This Committee may also be entrusted with the allotment of tenements though the allotment in such cases will be confined to the employees of the employer concerned. Employers will provide a reasonable time limit within which a worker, who is no longer in their employment, will be required to vacate the tenement. Until the proposed legislation covers these points, they will be included in the agreement between Government and the employers who accept the subsidy and loan under this scheme.

15. Applications for financial aid under this Scheme, together with complete plans and specification of the buildings, accompanied by answer to the Questionnaire (attached) should be addressed to the Secretary to the Government of India. Ministry of Works, Housing and Supply, New Delhi. Where private individuals or bodies apply, copies should also be endorsed to the State Governments concerned.

ANNEXURE.

Specifications for different types of houses under the Subsidised Industrial Housing Scheme.

One-roomed single-storeyed tenements—

Living room (including cupboard)	12′ × 10′
Kitchen and lobby	12′ × 6′
Bathing space	4′ × 4′
*Lavatory	4′ × 3′

*A water flushed lavatory will be shared by two tenements. If service privy is provided, there should be one for each tenements.

	Rs.
Estimated cost of construction	2,277
Estimated cost of land about 55 sq. yds. at Rs. 8 per yard ...	440
...	2,717
Total Cost ... say ...	2,700

Single-roomed tenements in multi-storeyed buildings—

Living room (including cupboard)	12′ × 10′
Kitchen and lobby	10′ × 6′
Bathrooms, lavatories and washing places	4′ × 3′

Three lavatories, two bathrooms, two washing places and one staircase will be shared between eight tenements.

The tenements in the multi-storeyed buildings will have a height of 9′-6″ and a balcony or a verandah. The plinth area will be about 270 sq. ft. and the floor area about 188 sq. ft. An *ad hoc* figure of Rs. 4,500 is taken as the total cost of construction, services and the cost of land of a tenement in a multi-storeyed building in the larger cities.

General Specificatio...

Main Walls	...	1′-6″ wide and 2′-0″ deep. 1:5:10 cement concrete 8″ thick with ½″ gauge stone ballast.
Foundation Concrete Masonary in foundation and plinth.	...	Mixed class brick work in cement mortar 1 : 6 with plinth 9″ above ground level.
Superstructure	...	Mixed class brickwork in mud mortar with top and bottom two courses and sides of opening. in brickwork in cement mortar 1:6 and the opening arched with flat arches.
Roofing	...	R. C. T. beam roofing in brick filling with mud phuska and flat tiles etc. with 1′-6″ high parpet walls or any other durable type of room.
Flooring	...	1″ cement concrete (1:2:4) flooring over 3″ lime concrete with brick ballast on a bed of 2″ sand.
Wood work	...	Battend and braced doors 1¾″ thick and glazed windows with soft wood including painting.
Finishing	...	½″ cement plaster over walls with white washing inside and colour washing outside.

Partition Walls—

Foundation	...	1′-10″ wide and 1′-0″ deep with concrete 6″ thick.
Masonry	...	4½″ brickwork in cement mortar 1:4 with ½″ thick plaster cement mortar 1:6.
Latrine block	...	Same as for main building except roofing which is of R. C. C. slabs 3″ thick.

Bathing Place—

Foundation of side walls	...	1′-0″ width and 1′-0″deep over cement concrete 1:5:10 and 6″ thick.
Masonry in foundations	...	Mixed class brickwork in cement mortar 1 : 6.
Superstructure	...	Mixed class brickwork in mud mortar and ½″ cement plaster 1:6.
Height of wall	...	5 feet.
Flooring	...	1″ thick cement concrete 1:2:4 over a bed of 3″ lime concrete with brick ballast.
Compound wall	...	Mixed class brickwork in cement mortar 1:4:4½″ thick with 9″ pillars 7′ apart to be in mud mortar and 5′-9″ high above ground level with foundation of 1′ wide and 6″ deep concrete, the exposed surface plastered with cement plaster 1:6 cement mortar.
Sanitary Installations	...	Indian type white glazed earthenware water closet with 3 gallons C. I. Flushing tanks and 40 gallons capacity R. C. overhead tank with necessary connections etc.
Water Supply	..	One water tap in the bathing place with a dia. open surface drain and gully trap.

Electric connections	Two electric points one in the room and other in the kitchen. The cost includes a sum of Rs. 35 (for one-roomed tenements) for service connection.

SUBSIDIZED INDUSTRIAL HOUSING SCHEME, 1952-53.

QUESTIONNAIRE.

1. Name and brief description of the project.
2. Number of tenements to be built;
3. (i) Single-storeyed one-roomed tenements—(i),
   (ii) Multi-storeyed one-roomed tenements—(ii).
3. Do the specifications for the tenements conform with those laid down in the Scheme? If not, what are the deviations and the reasons for them? What will be the extra cost per tenement as a result of those deviations?
4. Cost per tenement (exclusive of the cost of land)—
   (i) Single-storeyed one-roomed tenements—(i),
   (ii) Multi-storeyed one-roomed tenements—(ii)
5. (*a*) Has land already been acquired for the project?
   (*b*) Is it proposed to acquire the land now; if so, how much and at what cost?
   (*c*) What will be the cost of land per tenements?
6. Do you propose to provide any extra amenities like schools, dispensaries, shops, recreational facilities, etc. in your project? If so, give details and cost.
7. What is the total cost of the project as a whole?
8. For whom are the tenements meant? Are these persons governed by the Factories Act, 1948, and the Employees Provident Funds Act, 1952?
9. (*a*) How many tenements etc., have you already provided for the class of persons now proposed to be benefitted by this scheme?
   (*b*) On what terms and conditions have you allotted these tenements?
10. (*a*) In how many months do you intend to complete the project?
    (*b*) How soon after your project is sanctioned will you be able to commence with your project?
11. (*a*) What is the amount of subsidy you require for the project?
    (*b*) What is the amount of loan you require for the project?
    (*c*) How do you intend to meet the balance of the cost of the entire project?
12. In how many instalments would your require the subsidy and loan?

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W. H. S. 17
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GOVERNMENT OF INDIA

SUBSIDISED HOUSING SCHEME

for

INDUSTRIAL WORKERS

GRANT of Loans and Subsidies towards Housing Schemes undertaken by State Governments, Employers and Workers' Co-operatives.

Ministry of Works, Housing & Supply.

Price : As. 4 or 5d

GOVERNMENT OF INDIA.

MINISTRY OF WORKS, HOUSING AND SUPPLY.

Subsidised Industrial Housing Scheme.—The scheme contemplates the construction of tenements for industrial workers through the agency of:—

(*i*) State Governments or Statutory Housing Boards;
(*ii*) Employers; and
(*iii*) Registered Co-operative Societies of Industrial Workers.

The term "Industrial Worker", has the same meaning as "worker", defined in the Factories Act, 1948.

2. **Minimum Standards of Accommodation.**—(*i*) The minimum accommodation that has to be provided in a tenement under the scheme must consist of:—

Room	...	120 square feet
Verandah and Kitchen ...	...	72 ,, ,,
A bath room	...	16 ,, ,,
A Lavatory	...	12 ,, ,,
TOTAL	...	220 square feet

NOTE: A water-flushed lavatory may be shared between two tenements. If, however, a service privy is provided, each tenement should have one separately. Where multi-storeyed construction is undertaken, provision of common sanitary facilities at a scale of 3 lavatories, 2 bathrooms, 2 washing places and 1 stair-case for each set of eight tenements will be considered satisfactory, though attempts should be made to provide independent lavatories and bath rooms. It would be desirable that the width of the veranda be at least 8'.

(*ii*) The provision of a small proportion of tenements in a project, up to a maximum of 10%, on better standards of accommodation, for occupation by the better paid workers (who should also be governed by the Factories Act, 1948, and should be drawing a salary of not less than Rs. 150 p.m.) may be made if considered desirable. The minimum accommodation for this type of tenement should be:—

2 rooms	...	240 square feet
Verandah	...	80 ,, ,,
Kitchen	...	50 ,, ,,
Bath room, and ...	...	16 ,, ,,
Lavatory	...	12 ,, ,,
TOTAL	...	398 square feet

3. **Standard Costs.**—For the purpose of the Scheme, the standard costs of different types of tenements will be as follows:—

Type of tenement.	Cost of building.	Cost of land &/or its development, if admissible.	Standard cost (2+3)	Rent p. m.
1	2	3	4	5
	A. IN BOMBAY AND CALCUTTA			
	Rs.	Rs.	Rs.	Rs.
1. Single-storeyed one-roomed ..	2,260	440	2,700	10
2. Single-storeyed two-roomed ..	3,410	440	3,850	19
3. Double-storeyed one-roomed ..	2,810	440	3,250	14
4. Double-storeyed two-roomed ..	4,210	440	4,650	25
5. Multi-storeyed one-roomed ..	3,200	800	4,000	17/8
6. Multi-storeyed two-roomed ..	4,800	800	5,600	30
	B. OUTSIDE BOMBAY AND CALCUTTA.			
7. Single-storeyed one-roomed ..	2,260	440	2,700	10
8. Single-storeyed two-roomed ..	3,410	440	3,850	19
9. Double-storeyed one-roomed ..	2,260	440	2,700	10
10. Double-storeyed two-roomed ..	3,410	440	3,850	19
11. Multi-storeyed one-roomed ..	2,260	440	2,700	10
12. Multi-storeyed two-roomed ..	3,410	440	3,850	19

NOTE: Financial assistance will be based on either the standard cost given above or the actual cost, whichever is lower.

2. The cost of land and/or the cost of its development will be taken into consideration for purposes of financial assistance unless the land required has been already acquired and/or developed.

3. The standard cost of Rs. 4,000 shown for multi-storeyed one-roomed tenements in Bombay and Calcutta may be raised to Rs. 4,500 in special cases.

4. **Financial Assistance.**—The financial assistance provided by the Government of India will consist of subsidies and loans on comparatively easy terms. The maximum permissible subsidies and loans in the case of each agency, are given in Tables I and II.

TABLE I.

Outside Bombay and Calcutta.

	SINGLE-STOREYED								DOUBLE-STOREYED								MULTI-STOREYED							
	ONE-ROOMED				TWO-ROOMED				ONE-ROOMED				TWO-ROOMDE				ONE-ROOMED				TWO-ROOMED			
	Bldg. 2260		Land 440		Bldg. 3410		Land 440		Bldg. 2260		Land 440		Bldg. 3410		Land 440		Bldg. 2260		Land 440		Bldg. 3410		Land 440	
	L.	S.	L.	S.	L.	S.	L.	S.	L.	S.	L.	S.	L.	S.	L.	S.	L.	S.	L.	S.	L.	S.	L.	S.
1. State Govts. and Statutory Housing Boards.	1130	1130	220	220	1705	1130	220	220	1130	1130	220	220	1705	1130	220	220	1130	1130	220	220	1705	1130	220	220
2. Co-operative Societies of Industrial Workers.	1130	565	220	110	1705	565	220	110	1130	565	220	110	1705	565	220	110	1130	565	220	110	1705	56	220	110
3. Employers.	848	565	165	110	1279	565	165	110	848	565	165	110	1279	565	165	110	848	565	165	110	1279	565	165	110

L.—Loan. S—Subsidy.

Note :—1. The figure for land includes the cost of development.

2. Each loan figure and each subsidy figure represent the maximum ; the loan sanctioned in each case will be either this figure or 50 per cent. of the admitted cost in the case of State Governments, Statutory Housing Boards and Co-operative Societies of Industrial Workers and 37½ per cent. of the admitted cost in the case of employers, whichever is less.

The subsidy will be either the figure indicated or 50 per cent. of the admitted cost in the case of State Governments and Statutory Housing Boards and 25 per cent. in the case of Co-operative Societies of Industrial Workers and employers, whichever is less. If the actual cost proves to be lower than the admitted cost, the subsidy will be disbursed at the appropriate percentage of actual cost.

TABLE II.

In Bombay and Calcutta.

	SINGLE-STOREYED								DOUBLE-STOREYED								MULTI-STOREYED							
	ONE-ROOMED.				TWO-ROOMED.				ONE-ROOMED				TWO-ROOMED				ONE-ROOMED				TWO-ROOMED			
	Bldg. 2260		Land 440		Bldg. 3410		Land 440		Bldg. 2810		Land 440		Bldg. 4210		Land 440		Bldg. 3200		Land 800		Bldg. 4800		Land 800	
	L.	S.	L.	S.	L.	S.	L.	S.	L.	S.	L.	S.	L.	S.	L.	S.	L.	S.	L.	S.	L.	S.	L.	S.
1. State Govts. and Statutory Housing Boards.	1130	1130	220	220	1705	1130	220	220	1405	1405	220	220	2105	1405	220	220	1600	1600	400	400	2400	1600	400	400
2. Co-oprative Societies of Industrial Workers.	1130	565	220	110	1705	565	220	110	1405	703	220	110	2105	703	220	110	1600	800	400	200	2400	800	400	200
3. Employers.	848	565	165	110	1279	565	165	110	1054	703	165	110	1579	703	165	110	1200	800	300	200	1800	800	300	200

L.—Loan. S.—Subsidy.

Note:—1. The figure for land includes the cost of development.

2. Each loan figure and each subsidy figure represent the miximum; the loan sanctioned in each case will be either this figure or 50 per cent. of the admitted cost in the case of State Governments; Statutory Housing Boards and Co-operative Societies of Industrial Workers and 37½ per cent. of the admitted cost in the case of employers, whichever is less.

The subsidy will be either the figure indicated or 50 per cent. of the admitted cost in the case of State Govts. and Statutory Housing Boards and 25 per cent. in the case of Co-operative Societies of Industrial Workers and employers, whichever is less. If the actual cost proves to be lower than the admitted cost, the subsidy will be [illegible]d at the appropriate percentage of actual cost.

For the year 1953-54, the rate of interest will be 4¼% for State Governments and Statutory Housing Boards; for employers it will be 4¾%; the loans advanced to State Governments for workers' co-operatives, will, so far as the Central Government is concerned, be at 4¼%. Loans will be recoverable in 25 annual equated instalments from State Governments and Co-operative Societies of industrial workers and in 15 such instalments from industrialists. The detailed provisions in this respect will be found in Clause 9 of the agreement at Appendix B.

5. **Assistance to Co-operative Societies of Industrial Workers.**—(*i*) Assistance for Co-operative Societies of Industrial Workers will be provided through the State Governments.

(*ii*) To be eligible for assistance a Co-operative Society of Industrial Workers must provide in its bye-laws that it is permitted "to accept from the Government moneys by way of loan and subsidy, under the Subsidised Industrial Housing Scheme of the Government of India, subject to such terms and conditions (notwithstanding anything to the contrary in the bye-laws) as they may impose in this regard and to utilise such moneys for the construction of tenements for such of its member-workers as are *bona fide* employees of..... and governed by the Factories Act, 1948, and to enter into such agreements with the said member-workers as may be necessary to implement the said terms and conditions agreed to with the Government as a condition precedent to the grant of the said loan and subsidy".

The State Government concerned will have to enter into suitable agreements with each Co-operative Society of Industrial Workers, for whom assistance under the scheme is approved. In addition, each agreement with a Co-operative Society of Industrial Workers must provide that. for 25 years (the period of the agreement) from the date of completion of each tenement, the ownership of the tenement will not pass to any person who is not an industrial worker.

Whenever possible, the subsidy to a Co-operative Society of Industrial Workers should take the form of the grant of developed building sites; the cost should not, however, exceed the maximum already indicated.

6. **Limits of Assistance.**—(i) No financial assistance under the Scheme will be granted for the housing of employees of the Central or the State Governments, of local authorities or of other semi-statutory bodies. Workers in corporations or companies owned in part or in full by Central or State Governments will, however, be entitled to assistance under the Scheme.

(*ii*) While sanctioning assistance under the Scheme, the Government of India will take into consideration such facts as the industrial population of the State, housing conditions in the area concerned, etc., which generally determine the urgency of the provision of housing in each State.

7. **Standard Rents.**—The standard rents for the types of tenements indicated in paragraph 3 are as follows:—

Type of tenement	*Standard Rent p.m.*
A: In Bombay and Calcutta.	
1. Single-storeyed one-roomed ...	... Rs. 10
2. Single-storeyed two-roomed ...	... Rs. 19
3. Double-storeyed one-roomed ...	... Rs. 14
4. Double-storeyed two-roomed ...	... Rs. 25
5. Multi-storeyed one-roomed ...	... Rs. 17/8
6. Multi-storeyed two-roomed ...	... Rs. 30
B: *Outside Bombay and Calcutta.*	
7. Single-storeyed one-roomed ...	... Rs. 10
8. Single-storeyed two-roomed ...	... Rs. 19
9. Double-storeyed one-roomed ...	... Rs. 10
10. Double-storeyed two-roomed ...	... Rs. 19
11. Multi-storeyed one-roomed ...	... Rs. 10
12. Multi-storeyed two-roomed ...	... Rs. 19

NOTE: 1. There is no objection to the charging of lower rents.

2. These rents are inclusive of municipal rates and taxes. In case the State Governments succeed in lowering these rates and taxes, the benefit of any such reduction should be passed on to the tenant in the form of lower rents.

8. **Payment of Loan and Subsidy.**—The payment of sanctioned financial assistance will be made in instalments related roughly to the progress of construction.

(*a*) For State Governments or Statutory Housing Boards:—

Loan.

(*i*) 33-1/3% on acceptance of the terms and conditions indicated in the sanction letter;

(*ii*) 33-1/3% when construction reaches plinth level;

(*iii*) 33-1/3% when construction reaches roof level.

Subsidy.

(*i*) 66-2/3% on completion of the project;

(*ii*) 33-1/3% when audited figures of the cost of complete construction are received and admitted.

(*b*) For Employers and Co-operative Societies of Industrial Workers:—

Loan.

(*i*) 25% when construction reaches plinth level;

(*ii*) 50% when construction reaches roof level;

(*iii*) 25% on completion of the project.

Subsidy.

(*i*) 20% on completion of the project;

(*ii*) 80% on receipt and acceptance of final audited figures.

NOTE: The method of payment indicated herein relates to single-storeyed construction; where construction is double or multi-storeyed, the method of payment will be suitably altered.

9. **Specifications, etc.**—(*i*) Specifications chosen should be such as would make tenements durable. The estimated life of these tenements should normally be about 40 years. As specifications will have to depend on climatic conditions, living customs and building materials locally available, no rigid specifications are being laid down. Alternative specifications for each structural component are given in Appendix 'A'.

(*ii*) The choice of building designs is entirely a matter for the agency concerned to decide, subject to the proviso that the minimum standards of accommodation are assured.

(*iii*) The layouts of industrial housing projects should be very carefully prepared and reasonable provision for open spaces should be made. It is desirable that each tenement should ordinarily have a courtyard of between 300 and 400 sq. ft. and either a compound wall or a fence so that hedges can be grown. In double-storeyed tenements with flat terraces on top, a staircase to reach the terrace should be provided so that it may be used in the hot weather. In the dry hot regions, tenements should normally be double-storeyed. In the wet hot regions, multi-storeyed construction may be undertaken with adequate cross-ventilation.

Each layout should also indicate the sites where trees, providing plenty of shade, are proposed to be planted. These should be at the rate of about one per tenement except in the case of multi-storeyed tenements.

(*iv*) Industrial housing projects under the Scheme should not have densities higher than those indicated below:—

(*a*) Single-storeyed development—20-25 tenements per gross acre.

(*b*) Double-storeyed development—30-35 tenements per gross acre

(*c*) Three-storeyed development—40-45 tenements per gross acre

(*d*) Four-storeyed development—50-60 tenements per gross acre.

Even if construction is higher than four-storeyed, the density should not exceed 60 tenements per gross acre.

The lower figures in each case should be aimed at for bigger neighbourhoods where community facilities like roads, parks, etc., have to be provided within the colony; the higher figures may be adopted for smaller colonies where perimeter roads and some community facilities exist outside the proposed colonies. In the bigger cities, if a colony of less than 100 tenements is proposed to be constructed, a higher density may be permitted if it appears that the residents of the colony have access to community

facilities provided by Local Bodies. It will be appreciated, therefore, that a good site plan showing the proposed colony and its surroundings as clearly as possible is very essential for the expeditious consideration by Government of any proposed project.

(*v*) The specifications, layouts, standards of accommodation and densities indicated herein are in the nature of minima and there is no objection to the adoption of better standards. The financial assistance that may be sanctioned in each case will not, however, exceed that based on the maximum standard costs indicated in paragraph 3, in any circumstances.

(*vi*) It has been found that the choice of the specifications and the preparation of layouts take a long time to settle by correspondence. It will be better, therefore, if intending applicants under the scheme discuss these problems with the Housing Adviser to this Ministry (Shri C. B. Patel, office telephone No. 43006), before specifications are finally chosen and layouts are finally settled. Where it is is not possible, it is desirable that, as a general rule, details relating to specifications, layouts, estimates of costs, etc., are prepared by qualified architects or towns planners.

10. **Management of Tenements.**—The management of each housing project under the Scheme undertaken by the industrialists must be entrusted to a committee consisting of the representatives of the employer on the one hand and of workers on the other, with a Chairman nominated by the State Government concerned. The allotment of tenements in each such project will be governed by the rules of allotment (Appendix C) which will be found as an enclosure to Appendix B.

11. **Mode of Application.**—(*a*)Applications for financial assistance under the Scheme should be accompanied by:—

(*i*) The attached questionnaire (Appendix D) duly filled in;
(*ii*) Site plan;
(*iii*) Layout plan;
(*iv*) Building plan
(*v*) Detailed specifications;
(*vi*) Detailed estimates of the cost of building;
(*vii*) Detailed estimates of the cost of development (if the land is not already developed); and
(*viii*) Memorandum and Articles of Association in the case of employers; or
Bye-laws in the case of Co-operative Societies.

They should be addressed to the Secretary to the Government of India, Ministry of Works, Housing and Supply, New Delhi.

(*b*) Where an applicant is not a State Government, copies of all the documents indicated in para. (*a*) should also be endorsed to the State Governments concerned so that they may send their comments on the proposal to the Government of India as soon as possible.

12. **Ownership, etc.**—(*a*) Every employer, for whom financial assistance is sanctioned under the Scheme, will have to enter into an agreement with the Government of India, the form of which is attached as Appendix B.

(*b*) The ownership of the tenements constructed by the employers or workers' Co-operative Societies will vest in the employers or workers' Co-operative Societies concerned, subject to the terms and conditions of the agreement entered into in each case.

13. **General.**—(*a*) In this Scheme, the Central Government bears the major share of the financial burden of the housing programme. It is expected that the State Governments will meet any short-fall in the maintenance charges of the housing estates to be constructed by them or by the Housing Boards. The establishment charges on the schemes taken up by the State Governments and Housing Boards or any agency other than private employers, will also have to be borne by the State Governments. It is understood that the provision of schools, dispensaries and other amenities for these housing estates will be made by local authorities concerned in the normal course. In regard to municipal rates and taxes, it is suggested that the State Governments should persuade local authorities to allow a rebate of at least 50 per cent. of the general rate or house tax, at least for an initial period of, say, 10 years. This will help in reducing the rents. The Central Government will do their best to secure the supply of building materials and transport.

(*b*) This Scheme is expected to be in force till the year 1955-56, though such changes as may be found desirable and necessary by Government will be made therein from time to time.

APPENDIX A.

General specifications for single-storeyed structures.

1. **Foundations.**—2′ deep, 1′ 6″ wide, concrete 6″ thick may be cement concrete with stone ballast 1:5:10 or lime concrete with brick ballast whichever is available in the locality. Deeper and wider foundations will have to be provided for double and multi-storeyed buildings or where soil is poor.

2. **Masonry in foundation and plinth.**—(*a*) Mixed class brick-work in cement mortar 1:8 or lime mortar 1:3, plinth 9″ to 12″ above the ground level, thickness 1′ 1½″ and 9″.

(*b*) Random rubble masonry in cement mortar 1:8 or lime mortar 1:3, 12″ to 15″ thick.

(*c*) Precast cement concrete blocks.

3. **Damp proof course.**—Cement concrete 1:2:4, 1″ thick or rich cement plaster or bitumastic compound.

4. **Superstructure.**—(*a*) Mixed class brick-work in mud mortar 9″ thick with top and bottom 2 courses and jambs in cement or lime mortar.

(*b*) Random rubble masonry mud mortar 12″ to 15″ thick with top and bottom 9″ depth and jambs in cement or lime mortar

(*c*) Cement sand or cement concrete hollow block masonry [illegible] thick.

(*d*) Precast cement concrete walling in pillar and panel construction with 1½″ thick double walls with at least 2″ hollow between the 2 leaves.

(*e*) Stabilised soil-cement blocks or in situ walls with stabilised earth.

5. **Roofing.**—(*a*) R.C.C. slabs 3″ to 4″ thick according to the span with a suitable waterproofing course.

(*b*) R.C.C. brick-work roof with a suitable waterproofing course.

(*c*) Semi-precast roof with precast beams and hollow blocks or bricks between the beams topped with 1½″ thick in situ compression concrete with proper waterproofing course.

(*d*) Reinforced concrete precast roof in tees, channels or I sections with proper waterproofing course.

(*e*) Sloped roof with Mangalore tiles or asbestos sheets on sawn scantlings; ceiling is desirable for asbestos roof to keep the room cool.

6. **Woodwork.**—(*a*) Battened and braced doors and windows with local timber painted 2 coats with durable paint.

(*b*) 1¼″ thick panelled doors with local timber and 1″ thick panelled windows with local timber.

Minimum size of frame to be 3″×3″ for doors and 3″×2½″ for windows. G.I. sheet and asbestos sheet panels should be avoided. Hard

white-ant resisting wood like Sal may be used for frames, while soft woods like Devdar or Kail may be used for shutters.

7. **Flooring.**—(*a*) 1″ thick c.c. 1:2:4 over 3″ lime concrete with brick ballast or 1:5:10 c.c. with stone ballast.

(*b*) Stone slab floor with Shahabad, Kotah, Cuddapah or any other durable stone slabs laid in lime mortar and pointed with cement mortar over 3″ thick stable base.

(*c*) $\frac{3}{4}$″ thick cement plaster 1:3 mortar finished smooth with neat cement over a bed of 4″ thick cement concrete 1:5:10 in stone ballast or lime concrete in brick bats.

8. **Finish.**—$\frac{1}{2}$″ thick 1:6 cement plaster both sides or 1:2 lime plaster inside and cement plaster outside or cement pointing to brick stone or hollow block masonry outside and plaster inside. White-washing inside and colour-washing on the outside.

9. **Partition walls.**—(*a*) Non-load-bearing partition walls may have no foundation and may be 3″ thick with brick on edge where good bricks are available or 4$\frac{1}{2}$″ thick where bricks are not so good in cement mortar 1:4.

(*b*) Clinker blocks made with burnt coal clinker in the proportion of 1:10, 3″ to 4″ thick.

(*c*) 3″ to 4″ thick blocks made with brick bats or any other light weight aggregate.

(*d*) Hollow cement sand blocks.

10. **Sanitary installations.**—Indian type white glazed water closet with 3 gallons C.I. flushing tanks.

11. **Water supply.**—One water tap in the bathing place with a 4″ diameter open drain and gully trap.

12. **Electric connection.**—Two electric points, one in the room and the other in the kitchen.

APPENDIX B.

AGREEMENT BETWEEN

AND

THE PRESIDENT OF INDIA.

THIS AGREEMENT made this.....day of..... one thousand nine hundred and fifty.....BETWEEN..... .....a Company incorporated under the Indian Companies (1).....(2).....and (3)..... Act, 1913, and having its registered office at..... all carrying on business under the firm name and style of..... .....at.....in the town of..... and having its/their main factory at.....in the District.....of the State of.....(hereinafter referred to as "the Loanee" / "the Loanees" which term shall unless excluded by or repugnant to the subject or context include (its successor and permitted assigns) / (all the partners of the said firm and their respective heirs executors, administrators and permitted assigns) of the one part and the President of India (hereinafter called "the Government" which term shall unless excluded by or repugnant to the subject or context include his successors and assigns) of the other part.

(*i*) WHEREAS for the purpose of constructing tenements for housing the workers (for the purposes of this agreement the word "workers" has the same meaning as that given in the Factories Act, 1948, as amended from time to time) of the Loanee(s)/employed/or to be employed by him/them in future, the Loanee(s) has/have approached the Government for a subsidy and/or a loan not exceeding Rs.....( ) and Rs.....( ) which respectively represent twenty-five per cent. and/or thirty-seven and a half per cent. of the estimated cost of the construction of tenements including/excluding cost of land to build..... one-roomed tenements in single-storeyed Buildings. one-roomed tenements in multi-storeyed Buildings.

(*ii*) AND WHEREAS the Government being satisfied that the proposed construction will be helpful in implementing the Government's Scheme for giving an impetus to industrial housing with a view to relieving the acute shortage of houses intended for industrial workers has consented to grant, for the purposes mentioned above on terms and conditions hereinafter stated, a subsidy not exceeding a sum of Rs.....( ) or a sum equal to 25% of the actual cost of constructions as certified in the manner provided in Clause 2 hereof, whichever is less, and/or a loan not exceeding a sum of Rs.....( ).

(*iii*) AND WHEREAS the plans and specifications submitted by the Loanee(s) have been approved by the Government without any modifications/with some modifications suggested by the Government, and agreed to by the Loanee(s) as stated in the document herewith marked and annexed.

(*iv*) AND WHEREAS the Loanee(s) has/have agreed to construct the said tenements strictly in accordance with the said plans and specifications, with or without agreed modifications, as the case may be.

(*v*) AND WHEREAS the Government has required the Loanee(s) to enter into an agreement with him/them as hereinafter contained NOW THIS AGREEMENT WITNESSETH and it is hereby agreed and declared by and between the parties hereto as follows:—

1. This agreement will remain in force from the date hereof till a period of 25 years has elapsed calculated from the date on which construction of the said tenements is completed. For the purposes of this agreement the "date of completion" will be the date fixed by the Government or its authorised representative as such date and the decision of the Government or its authorised representative in this behalf shall be final.

2. On the Loanee(s) satisfying the Government that he is/they are possessed of land (free from any encumbrances whatsoever) on which the tenements shown on the plan annexed hereto and marked Annexure A can be erected and built, the Government shall pay to the Loanee(s) the said loan of Rs.....( ) in the following manner:—

(*a*) when the construction of all the said tenements reaches at least plinth level or later Rs.....or less

(*b*) when the construction of all the said tenements reaches at least roof level or later Rs.....or less

(*c*) when the construction of all the said tenements is completed. ... ... Rs.....or less

A subsidy not exceeding a sum of Rs.....( ) or a sum equal to 25% of the actual cost of construction of all the said tenements, whichever is less, shall be paid to the Loanee(s) in the following manner:—

(*a*) 20% of the subsidy when the construction of all the tenements is completed to the satisfaction of the Government;

(*b*) the balance of the subsidy on the Government receiving and accepting as correct complete and detailed accounts duly audited and certified by a Chartered Accountant, relating to the cost of complete construction of all the said tenements.

3. The Loanee(s) shall keep the amount received by him/them from the Government as loan from time to time as also the amount required to be contributed by him/them from time to time on account of the construction work of the said tenements in a separate banking account in a bank to be approved of in writing by Government and he/they shall utilise the amount so deposited only for the purposes of the construction of the said tenements and to no other purpose. The Loanee(s) shall keep and maintain accurate and true accounts of all the monies expended by him/them on account of the construction of the aforesaid tenements.

4. The Loanee(s) shall, in constructing the said tenements adhere strictly to the plans and specifications, annexed hereto and marked Annexure B. The Loanee(s) shall make no variations therefrom except with the previous consent in writing of the Government.

5. Upon the completion of the said tenements, the Loanee(s) shall allot them to his/their employees and to no other person in accordance

with the rules of allotment, as amended from time to time. A copy of these rules is annexed hereto as Annexure C.

6. The Loanee(s) shall commence the construction of the said tenements on or before.....day of....., and shall complete the same within a period of.....months and..... days from the date of these presents. The Loanee(s) shall give intimation to Government in writing immediately upon the commencement of the construction and shall thereafter send detailed reports showing progress of work at the end of each month, unless differently directed by the Government in that behalf.

7. The Loanee(s) shall, at the interval of every 3 months, unless otherwise directed by the Government in this behalf, furnish to the Government a duly certified and signed statement of account showing the amounts spent by him/them on construction of the said tenements, the first of such statements to be sent on..... The said statement shall be in such form and shall contain such particulars as Government may require. The Loanee(s) shall, if so required by Government, produce account books maintained by him/them pursuant to Clause 3 hereof and vouchers for purposes of verification of such statements.

8. The Loanee(s) shall provide every facility to the Government or its authorised representative or representatives for the inspection of the said tenements while under construction as well as after construction for the purpose of verifying (1) that the expenditure incurred by the Loanee(s) on the construction of the said tenements has been properly incurred, and (2) that the Loanee(s) is/are observing and would continue to observe all the terms and conditions of the agreement.

(9) The Loanee(s) shall pay simple interest on so much of the loan as shall have been received by him/them under items (*a*) and (*b*) of Clause 2 hereof at the rate of..... The amount so due on account of simple interest shall be paid by the Loanee(s) along with the repayment of the first instalment of the said loan as hereinafter provided. The Loanee(s) shall repay to the Government the full amount of the said loan received by him/them in accordance with Clause 2 hereof together with interest at.....per cent. per annum by fifteen annual and equated instalments. The repayment of the loan in the manner aforesaid shall commence from the date of the first anniversary of the receipt by the Loanee(s) of the last instalment of the said loan. Provided always that in the event of the Loanee(s) committing a default in paying any instalment by due date, the Government shall be entitled, without prejudice to the rights of the Government to proceed against the Loanee(s) under Clause 14 of these presents, to recover from the Loanee(s) interest at.....per cent. per annum on the amount of instalment or instalments in arrears.

10. As security for (1) the repayment of the loan to Government and (2) for the observance by the Loanee(s) of all the terms and conditions of this agreement, the Loanee(s) shall mortgage with the Government his/their interests in the land upon which the tenements are to be constructed, and shall also hypothecate with the Government all building materials purchased by him/them for the construction of the said tenements. Upon completion of the tenements the Loanee(s) shall also execute in such form as may be acceptable to Government a mortgage of his/their interests in the said tenements in favour of the Government as further or additional security for amounts due to Government under these presents.

11. The Loanee(s) shall from time to time and at all times during the continuance of these presents keep the mortgaged premises and every part thereof in a good and substantial state of repair and working order and shall pay all revenue, ground rent, rates, taxes and assessments present as well as future and all dues' duties and outgoings whatsoever payable in respect of the same immediately they shall become due and payable AND in case the Loanee(s) neglect(s) to keep the mortgaged premises or any part thereof in good and substantial repair and working order or to pay the revenue, ground rent, rates, taxes and assessments, dues, duties and outgoings as aforesaid, then and in any of such cases it shall be lawful for but not obligatory upon Government to repair and keep in good and substantial repair and working order the mortgaged premises or any part thereof and to pay any such ground rent, taxes and assessments, dues, duties and outgoings AND all moneys costs and charges of such repair the paying of such ground rent, rates, taxes and assessments dues duties and outgoings shall be a charge upon the mortgaged premises jointly with all principal moneys and interest hereby secured as if they had formed a part thereof.

12. The rent which the Loanee(s) shall charge to the allottee for the occupation of one tenement shall not exceed Rs..... .....per month; this monthly rent shall be inclusive of municipal rates and taxes.

13. The Loanee(s) shall from time to time and at all times during the continuance of these presents keep the mortgaged premises insured against loss or damage by fire, flood, earth-quake, cyclone, typhoon, hurricane, lightning and other acts of God as also by riot or other civil commotions or revolutions as also by acts of enemies during war or other risks of war or such of them as may be required by Government from time to time in their full value to be determined by Government in its sole discretion in some insurance office of repute to be approved of in writing by Government and shall assign the policy to Government AND shall pay all premia for renewal of such insurance one week before they shall become due AND shall deliver to and leave with Government all policies of such insurance and all receipts of premia therefor AND all moneys to be received under such policies shall be upon trust for better securing to Government the repayment of all moneys hereby secured and subject thereto in trust for the Loanee(s) AND that in case the Loanee(s) shall neglect to insure and to keep insured the mortgaged premises aforesaid and pay the renewal premia therefor in manner aforesaid then and in any of such cases it shall be lawful for but not obligatory upon the Government to insure and keep insured the mortgaged premises in their full value or any less sum and for such time as Government shall think proper and to pay the renewal premia therefor AND all moneys premia costs and charges of the making and continuing of such insurance by Government as aforesaid and payment of the renewal premia therefor shall be a charge upon the mortgaged premises jointly with all principal moneys and interest hereby secured as if they had formed a part thereof AND FURTHER that all sums of money received under or by virtue of any such insurance aforesaid shall at the option of Government either be forthwith applied to the extent of the money received in or towards substantially rebuilding reinstating and repairing the mortgaged premises or in or towards the payment of the said principal sum and interest and other moneys for the time being remaining due under the security of these presents.

14. If the Loanee(s) shall make default in the punctual payment of any two consecutive instalments either of principal or of interest or if the

Loanee(s) shall become insolvent or go into liquidation or if the Loanee(s) shall fail to observe or perform any of the terms, conditions and stipulations herein contained and/or specified in the pamphlet "Government of India Subsidised Housing Scheme for Industrial Workers, (annexed to this agreement as Annexure (D) and on its/their part to be observed or/ performed then in any such case the whole of the principal amount of the loan or so much thereof as shall then remain due or unpaid as also the whole amount of subsidy shall become payable forthwith to Government with interest thereon at 8% calculated from the date of the payment by the Government of the first instalment of the loan.

15. The Loanee(s) shall not assign his/their interest in the land or in the tenements or in this agreement to a third party without the previous consent in writing of the Government.

16. All disputes, differences and questions which may at any time arise between the parties hereto, their respective representatives or assigns, touching or arising out of or in respect of these presents or the subject matter thereof, the settlement of which has not been hereinbefore provided for, shall be referred to the sole arbitration of any person nominated by the Secretary of the Ministry of the Government of India administratively dealing with the contract at the time of such nomination, or if there be no Secretary, the administrative head of such Ministry at the time of such nomination. It will be no objection to any such appointment that the person appointed is a Government servant, that he had to deal with the matters to which the agreement relates and that in the course of his duties as such Government servant he has expressed views on all or any of the matters in dispute or difference. The award of such arbitrator shall be final and binding on the parties to this agreement. It is a term of this agreement that in the event of such arbitrator to whom the matter is originally referred being transferred or vacating his office or being unable to act for any reason, such Secretary or administrative head as aforesaid at the time of such transfer, vacation of office or inability to act, shall appoint another person to act as arbitrator in accordance with the terms of this agreement. Such person shall be entitled to proceed with the reference from the stage at which it was left by his predecessor. It is also a term of this agreement that no person other than a person nominated by the Secretary or administrative head of the Ministry as aforesaid should act as arbitrator and if for any reason that is not possible the matter is not to be referred to arbitration at all.

Subject as aforesaid the provisions of the Arbitration Act, 1940 or any statutory modification or re-enactment thereof and of the rules made thereunder for the time being in force shall apply to the arbitration proceedings under this clause.

IN WITNESS WHEREOF the President of India has caused Shri.....in the Ministry of.....
.....for and on his behalf to set his hand hereunto and the common seal of the above mentioned Loanee Company has been

and the said (1).....(2)..... and (3).....
hereunto affixed

have hereunto set their respective hands
the day and the year first above written.

Signed by Shri.....

in the Ministry of.....

for and on behalf of the President of India
in the presence of:

(1)

(2)

Signed by (1)

(2)

etc.

Partners of the.....

in the presence of:

(1)

(2)

Common seal of the.....

Company Ltd., fixed in the presence of
two of its Directors:

(1)

(2)

Witnesses:

(1)

(2)

APPENDIX C.

Government of India Subsidised Housing Allotment Rules.

1. These Rules relate to the allotment to industrial workers of houses constructed by employers under the Government of India Subsidised Industrial Housing Scheme.

2. **Definitions.**—In these Rules, unless there is anything repugnant in the subject or context:—

(*a*) "Scheme" means the Government of India Subsidised Industrial Housing Scheme.

(*b*) "Managing Committee" means the Committee constituted under para. 10 of the Scheme.

(*c*) "Chairman" means the Chairman of the Managing Committee.

(*d*) "Government" means the State Government concerned or an officer duly authorised by it.

(*e*) "Worker" means a worker as defined in the Factories Act, 1948, and in the *bona fide* employment of the employer (or employers) concerned, constructing houses (individually or jointly as the case may be) under the Scheme.

(*f*) "Family" includes the wife or the husband, children, step-children, parents, brothers and sisters as are ordinarily residing and messing with him.

(*g*) "House" means a tenement constructed under the Scheme together with all installations and appurtenances attached thereto.

(*h*) "Wages" means the normal monthly wages earned by a worker, including Dearness Allowance and other Compensatory Allowances, *but excluding* over-time pay, bonus, Travelling Allowance, or the cost of any other facility provided—(like the C.P.F., gratuity on retirement, free medical attendance, etc.).

3. **Constitution of the Managing Committee.**—(*a*) The Managing Committee shall consist of:—

(*i*) two or three representatives nominated by the employer (or employers);

(*ii*) an equal number of the representatives of the workers duly elected by ballot conducted by Government;

(*iii*) an official Chairman nominated by Government.

(*b*) For every meeting of the Managing Committee, the quorum shall be, besides the Chairman, one-half of the total number of members, subject to the condition that at least one each of the representatives of the workers and employer(s) shall be present.

(*c*) In the event of a differenece of opinion, votes shall be taken and the opinion of the majority shall prevail; Chairman voting only in the event of a tie.

(*d*) The employer(s) shall provide the Managing Committee with such staff and assistance as the Committee may consider necessary.

(*e*) The members of the Managing Committee shall be appointed for 3 years, but shall be eligible for re-appointment. Casual vacancies arising during the period of 3 years shall be filled up in the same manner as for original appointment but for the remaining period only.

(*f*) The minutes of the meetings shall be kept in a separate book (known as the Minute Book), especially opened for the purpose. The minutes of each meeting shall be confirmed, with such modifications as may be necessary, at the next meeting and shall be signed by the Chairman.

4. **Eligibility for Allotment.**—The houses constructed by the employer(s) under the Scheme shall be allotted only to such workers as are regular and *bona fide* employees of the employer.

5. **The allottees to execute agreements.**—The allottee shall in all cases execute an agreement or undertaking in the prescribed form in favour of the employer(s) before occupying the house allotted to him to the effect that he is a licensee only in respect of the house and agreeing in all respects to be bound by these Rules and by the terms and conditions of the allotment.

6. **Order of Preference for Allotment.**—A list shall be prepared by the Managing Committee of such workers whose wages are not more than Rs. 250/- and have not already been provided with suitable houses by the employer/employers concerned, and are desirous of allotment of houses constructed under the Scheme. The list shall be arranged in the order of the length of service, provided that the Committee may in its discretion allot out of turn 10% of the accommodation available, for reasons to be recorded in writing in each case.

7. **Allotments.**—All allotments shall be made by the Managing Committee in the manner laid down in Rule 6 above, and shall be shown in a register to be maintained for the purpose.

8. **Subletting or sharing of accommodation.**—(*a*) No worker shall sublet a house allotted to him, or any part thereof, to any other worker or person not falling within the definition of "Family".

NOTE.—Subletting includes sharing of accommodation with the allottee with or without rent, but does not include a casual guest.

(*b*) A worker guilty of subletting shall be subject to such action as the Managing Committee may decide to take against him including cancellation of allotment, enhancement of rent, imposition of fine, etc., provided that:

(*i*) no penalty shall be imposed without giving the allottee an opportunity to explain his case verbally or in writing;

(*ii*) such penalties as cancellation of allotment shall be imposed only in cases where a case of subletting is established or where the allottee persists in his offences despite warning/notices issued to him.

9. **Cancellation of Allotment.**—An allotment under these rules shall be effective from the date on which a house is occupied by the worker, and shall continue until—

(*a*) the worker ceases to occupy the house; or

(*b*) it is surrendered by the worker concerned; or

(*c*) it is otherwise cancelled by the Managing Committee, under the provisions of Rule 8 (*b*) above.

Provided that where a worker dies while in the service of the employer(s) concerned or goes on transfer, or retires, or resigns, or goes on medical leave or where a worker's services are terminated by the employer(s), the allotment may, with the previous approval of the Managing Committee, continue up to the period as detailed below:—

(*i*) in the case of death or transfer, a period not exceeding two months;

(*ii*) in the case of retirement, resignation or termination of service, a period not exceeding one month; and

(*iii*) in the case of medical or ordinary leave, for the period of leave.

Provided further that eviction of a worker shall not be proceeded with by the employer(s) without the prior approval of the Managing Committee.

10. **Rent.**—The rent recoverable by the employer(s) in respect of a house allotted to a worker *shall not exceed* the amount of rent provided in the Scheme or such maximum rent as may be fixed by the Government of India while approving the specifications of the houses in question, whichever may be less. Rent will be deducted at source. It shall be in the nature of damages for use and occupation and the occupants shall in all cases be licensees.

11. **General.**—Subject to the provisions of these Rules, it shall be within the competence of the Managing Committee to lay down details of procedure for (*i*) allotments, (*ii*) issue of notices calling for meetings of the Managing Committee and drawing up agenda therefor, and (*iii*) any other matter arising out of the application of these Rules.

12. In all matters concerning interpretation of these Rules, the decision of the Government of India shall be final.

13. The Government of India shall have the right to vary, add to, cancel or amend all or any of these Rules.

(*c*) Is it proposed to acquire the land now? If so, how much and at what cost?

(*d*) What will be the cost of land at (*c*) above per tenement?

(*e*) If the land proposed to be acquired is not developed, what will be the cost per tenement on its development?

(*f*) What is the basis on which the price of land as given has been arrived at?

9. What is the gross area of land to be utilized under the project?

10. Do you propose to provide any extra amenities like schools, dispensaries, shops, recreational facilities, etc., in your project? If so, give details and cost.

11. For whom are the tenements meant? Are these persons governed by the Factories Act, 1948, and/or Employees Provident Fund Act, 1952?

12. (*a*) How many tenements, etc., have you already provided for the class of persons now proposed to be benefitted by this Scheme?

(*b*) On what terms and conditions have you allotted these tenements?

(*c*) Indicate the rents which you propose to charge for the tenements to be constructed.

13. (*a*) In how many months do you intend to complete the project?

(*b*) How soon after your project is sanctioned will you be able to commence construction?

14. (*a*) What is the amount of subsidy you require for the project?

(*b*) What is the amount of loan you require for the project?

(*c*) How do you intend to meet the balance of the cost of the entire project?

15. Do you agree to the execution of the Agreement prescribed under the Scheme and follow the Allotment Rules?

16. (For State Governments and Statutory Housing Boards only.)

(*a*) What is the industrial population of your State?

(*b*) What proportion of it is provided with minimum standards of residential accommodation by (*i*) Government or other semi-statutory agencies and (*ii*) private agencies?

(*c*) What is the industrial population of the city in which the proposed project is to be constructed?

(*d*) What proportion of it is provided with minimum standards of residential accommodation by (i) Government or other semi-statutory agencies and (ii) private agencies?

17 (For employers only.) Have you paid your income-tax dues?

33WP&S—3,500—20-8-53—PP.

GOVERNMENT OF INDIA
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No. H-5-A(6)/52. NEW DELHI, Dated the 8th December, 1952.

From

Shri G. Jagathpathi, IAS,
Under Secretary to the Government of India.

To

The Secretary to the Government of Bombay,
Public Works Department,
BOMBAY.

SUBJECT:- Subsidized Industrial Housing Scheme.

Sir,

I am directed to refer to your letter No.2244/48-G, dated the 13th October, 1952, and to state that it will not be possible for the Government of India to agree to an allocation of about Rs.3.90 crores to the Bombay State when the total existing provision for loans and subsidies to State Governments as a whole, under the Subsidised Industrial Housing Scheme is only about Rs.3.74 crores for the current year. You will appreciate, therefore, that the demand made by the Bombay Government will have to be considerably reduced. It may, in this connection, be recalled that certain adjustments relating to the loan of Rs.75 lakhs given by the Government of India under the old Ministry of Labour Scheme in 1950-51, are still being examined by the Ministry and that another loan of Rs.44 lakhs granted under the same Scheme in 1951-52 is lying unspent by the Government of Bombay, even though it has been drawn. You are, therefore, requested to be good enough to give to this Ministry the exact figures relating to the unspent balances of the loans. In regard to houses built under the old Schemes, details regarding location, cost, rates of rent recovery etc., may also be supplied.

2. In view of what has been stated above, it is proposed that the total loan and subsidy this year to the Government of Bombay may be about Rs.60 lakhs, which will include any unspent balances of the old loans that may be lying with the Government of Bombay. You are, therefore, requested to review the matter and send such schemes as would add up to a total cost of Rs.60 lakhs, representing work, which will be completed, in the current financial year. You will realise that there are a number of competing demands on the very limited resources of the Government of India so that it becomes very essential to insist that a State Government only forwards to this Ministry such schemes as it feels will be implemented by the end of the financial year. It may also be made clear whether any of the schemes, which you submit to the Government within the total cost of Rs.60 lakhs, have been partly executed under the old loan disbursed by the Government of India. If so, you are requested to indicate the actual amount so far spent and the progress on the work so far made.

3. The Government have re-examined the case relating to the loan and subsidy about the Chembur Scheme and agree that the loan and subsidy may be calculated on the basis of a maximum of Rs.4,500 per tenement.

4. In para 4 of your letter referred to earlier, it is pointed out that owing to high construction costs prevailing in Bombay State, a little higher rent than mentioned in the Scheme of the Government of India would be justified. After considerable hesitation, the Government of India would be reluctantly prepared to agree to a slightly higher rent being charged as suggested; but final approval of this will be given when the Schemes to be submitted by you totalling Rs.60 lakhs indicate the actual construction costs and the actual rents that you propose to charge.

5.....

5. I am to add that in case money becomes available under the subsidised Industrial Housing Scheme, after disbursements to the State Governments, it may be possible to increase the allocation for the Bombay Government to a figure higher than Rs. 60 lakhs, if circumstances justify.

6. Government of Bombay are requested to expedite their proposals in light of the suggestions made above.

Yours faithfully,

Sd/- G. Jagathpathi,
UNDER SECRETARY TO THE GOVERNMENT OF INDIA.

Vsm/11.12.52

the terms and conditions according to which the Industrial Housing Scheme should be operated by them, is forwarded herewith. While there is no intention of asking the State Governments to sign similar agreements, it is the desire of the Government of India that the State Governments should sincerely observe the spirit of that agreement; an assurance from you to that effect would be appreciated.

8. The subsidy and loan are debitable to the head "Demand No.41-Extraordinary payments. A. 5. Grants for Industrial Housing Scheme" and "Demand No.115-Loans and Advances by the Central Government A.1(I) Advances to State Government(Charged) - Loans for Industrial Housing Scheme" respectively. The payments will be adjustable in the Central Section of the Books of the Accountant General, Bombay.

9. Receipt of this letter may kindly be acknowledged.

Yours faithfully,

Sd/- N.P. Dube
Deputy Secretary to the Govt. of India.

Copy, together with six spare copies forwarded to the Ministry of Finance (I. & C. Division) for communication to the Accounts Officer concerned. That Ministry concurred vide their U.O. No.1123-WI/53 dated 9th February 1953.

Copy also forwarded to the:-

(1) Ministry of Labour (Mr. Patnaik)
(2) Planning Commission (Mr. A. Zaman)
(3) Press Information Bureau (Shri Trivedi)
(4) Ministry of Commerce & Industry(Mr. Hejmadi) with reference to his U.O. No.SC(B)-6732/52 dated 22nd December, 1952.

Sd/- G. Jagathpathi
Under Secretary to the Govt. of India.

NML/-
13/2/53

Government of India.
Ministry of Works, Housing and Supply.

...

No.H.5.A(6)/52. Dated New Delhi, the 12th March, 1953.

From

Shri N.P.Dube, M.A.(Cantab),
Deputy Secretary to the Government of India.

To

The Secretary to the Government of Bombay,
Public Works Department, Bombay Castle,
Bombay No.1.

Subject :- Subsidised Industrial Housing Scheme.

Sir,

I am directed to refer to the correspondence ending with your telegram No.I.H.S.1152-H, dated the 17th February 1953 on the above subject and to say that the Government of India are pleased to approve the plans and specifications, forwarded by you under your letter No.2244/48-G, dated the 13th October, 1952 for the tenements to be constructed by your Government under the above scheme. It should, however be clearly understood that ~~xix~~ this approval is no guarantee to the structural safety of the tenements that may be constructed by the State Government under the Scheme. That aspect is clearly the responsibility of the State Government and of the constructing authorities employed by it.

2. Sanction of the President is also hereby accorded to the grant to your Government of a subsidy not exceeding a sum of Rs.77,57,100/-/- (Rupees seventy-seven lakhs fiftyseven thousand and one hundred only) and a loan not exceeding a sum of Rs.77,57,100/-/- (Rupees seventy-seven lakhs fiftyseven thousand and one hundred only) for the construction of 4304 tenements as noted in the margin on the terms and conditions set out in the "Government of India Subsidised Industrial Housing Scheme. 1952-53". The loan and subsidy has been worked out as follows :-

Multi-storeyed tenements at Bombay-	Worli.	288	
	Chembur.	1575	
		14	
	Chembur Kurla	300	2163
Single-storeyed tenements at Ahmedabad.			2141
			4304

The maximum cost of construction accepted for the purpose of calculating loan/subsidy :-

(i) 2163 tenements at Bombay @ Rs.4500/- per tenement. Rs.97,33,500
(ii) 2141 tenements at Ahmedabad @ Rs.2700/- per tenement. " 57,80,700
Rs.1,55,14,200

Loan @ 50%. ... Rs.77,57,100-0-0
Subsidy at 50%. ... " 77,57,100-0-0

3. Approval is also hereby accorded, as a very special case to the recovery of rent in respect of the tenements constructed by your Government under the Scheme, at rates not exceeding the following :-

Multi-storeyed tenements at Bombay. Rs.21/- p.m.
Single-Storeyed tenements at Ahmedabad. ".13/8/- p.m.

4. The loan and subsidy are payable to the State Government as follows :-

I. LOAN

Bombay (Multi-storeyed).

33-1/3% on acceptance of our terms;
22-1/3% on construction reaching plinth level, and
22-1/3% on construction reaching the roof level of the ground floor.
22% on construction reaching roof level of first floor.

Ahmedabad ..

Ahmedabad (Single-storeyed)

33-1/3% on acceptance of our terms;
20% on construction reaching plinth level, and
46-2/3% on construction reaching the roof level.

II: SUBSIDY (In both cases):

50% on construction being completed; and
50% on receipt of audited figures of cost.

5. These tenements must be allotted only to industrial workers falling under the Factories Act, 1948, and not to any others. Please note also that the employees of State-owned concerns will not be eligible for allotment of these houses unless they are employed by companies or corporations registered under Indian Companies Act, 1913 and falling within the scope of the Factories Act.

6. A monthly ~~pgx~~ progress report showing the progress of the work may kindly be submitted to Government of India in the following form by the 15th of the month following that to which it relates :-

Name of the place where tenements are being constructed.	Total No. of tenements to be constructed under the Scheme.	Expenditure during the month.	Expenditure upto the end of the month.	Anticipated expenditure to the end of March 1954.	No. of tenements constructed.	Remarks.
1	2	3	4	5	6	7

7. A draft of the agreement that the Government of India propose to enter into with private industrialists defining the terms and conditions according to which the Industrial Housing Scheme should be operated by them, is forwarded herewith. While there is no intention of asking the State Governments to sign similar agreements, it is the desire of the Government of India that the State Governments should sincerely observe the spirit of that agreement: an assurance from you to that effect would be appreciated.

8. The subsidy and loan are debitable to the major Head "63-A Extra-Ordinary Payments - Payments of subsidies for Industrial Housing Scheme," and to head "Q - Loans and advances by Central Government - Loans to State Governments (Charged)", respectively. The payments of loan will be accounted for centrally by the A.G.C.R. and the payments of subsidy will be adjustable in the Central Section of the Book of the Accountant General, Bombay.

9. Receipt of this letter may kindly be acknowledged.

Yours faithfully,
Sd/- N.P.Dube.
Deputy Secretary to the Government of India

Copy, together with six spare copies forwarded to the Ministry of Finance (I&C.Division) for communication to the Accounts Officer concerned. That Ministry concurred vide their U.O.No.1866-WL/53 dated 6th March 1953.

Copy also forwarded to the :-
(1) Ministry of Labour (Mr.Patnaik).
(2) Planning Commission (Mr.A.Zaman).
(3) Press Information Bureau (Shri Trivedi).
(4) Ministry of Commerce &Industry (Mr.Hejmadi), with reference to his U.O.No.SC(B)-6732/52 dated 22nd December, 1952.
(5) Chief Engineer, C.P.W.D., New Delhi.

Sd/- G.Jagathpathi.
Under Secretary to the Government of India.

PSM.
14/3/53.

GOVERNMENT OF INDIA SUBSIDISED HOUSING ALLOTMENT RULES.

1. These Rules relate to the allotment to industrial workers of houses constructed by Employers under the Government of India Subsidised Housing Scheme.

2. Definitions:

In these rules, unless there is anything repugnant in the subject or context:-

(a) "Scheme" means the Government of India Subsidised Housing Scheme for Industrial Workers - 1952-53.

(b) "Managing Committee" means the Committee constituted under clause 14 of the Scheme.

(c) "Chairman" means the Chairman of the Managing Committee.

(d) "Government" means the State Government concerned or an officer duly authorised by it.

(e) "Worker" means a worker as defined in the Factories Act, 1948, and in the bonafide employment of the Employer (or employers) concerned, constructing houses (individually or jointly as the case may be) under the Schemes.

(f) "Family" includes the wife or the husband, children, step-children, parents, brothers and sisters as are ordinarily residing and messing with him.

g) "House" means a tenement constructed under the Scheme together with all installations and appurtenances attached thereto.

h) "Wages" means the normal monthly wages earned by a worker, including Dearness Allowance and other Compensatory allowances, but excluding Overtime-pay, bonus, travelling-allowance, or the cost of any other facility provided -(like the C.P.F., gratuity on retirement, free medical attendance etc.)

3. Constitution of the Managing Committee.

(a) The Managing Committee shall consist of :

(i) Two or three representatives nominated by the Employer (or Employers)

(ii) an equal number of the representatives of the workers duly elected by ballot conducted by Government.

(iii) an official Chairman nominated by Government.

(b) For every meeting of the Managing Committee, the quorum shall be, besides the Chairman, one-half of the total number of members, subject to the condition that at least one each of the representatives of the workers and Employer(s) shall be present.

(c) In the event of a difference of opinion, votes shall be taken and the opinion of the majority shall prevail; Chairman voting only in the event of a tie.

(d) .....

(d) The employer(s) shall provide the Managing Committee with such staff and assistance as the Committee may consider necessary.

(e) The members of the Managing Committee shall be appointed for 3 years, but shall be eligible for re-appointment. Casual vacancies arising during the period of 3 years shall be filled up in the same manner as for original appointment but for the remaining period only.

(f) The minutes of the meetings shall be kept in a separate book (known as the Minute Book), especially opened for the purpose. The minutes of each meeting shall be confirmed, with such modifications as may be necessary, at the next meeting and shall be signed by the Chairman.

4. Eligibility for Allotment

The houses constructed by the Employer(s) under the scheme shall be allotted only to such workers as are regular and bonafide employees of the Employer.

5. The allottees to Execute agreements:

The allottee shall in all cases execute an agreement or undertaking in the prescribed form in favour of the Employer(s) before occupying the house allotted to him to the effect that he is a licensee only in respect of the house and agreeing in all respects to be bound by these Rules and by the terms and conditions of the allotment.

6. Order of Preference for Allotment:

A list shall be prepared by the Managing Committee of workers whose salary is not more than Rs. 250/- and have not already been provided with suitable houses by the Employer/Employers concerned, and are desirous of allotment of houses constructed under the scheme. The list shall be arranged in the order of the length of service provided that the Committee may in its discretion allot out of turn 10% of the accommodation available, for reasons to be recorded in writing in each case.

7. Allotments:

All allotments shall be made by the Managing Committee in the manner laid down in Rule 6 above, and shall be shown in a register to be maintained for the purpose.

8. Subletting or sharing of accommodation:

(a) No worker shall sublet a house allotted to him, or any part thereof, to any other worker or person not falling within the definition of "Family".

Note: Subletting includes sharing of accommodation with the allottee with or without rent, but does not include a casual guest.

(b) A worker guilty of subletting shall be subject to such action as the Managing Committee may decide to take against him including cancellation of

allotment .....

allotment, enhancement of rent, imposition of fine, etc. provided that;

(i) no penalty shall be imposed without giving the allottee an opportunity to explain his case verbally or in writing;

(ii) such penalties as cancellation of allotment shall be imposed only in cases where a case of subletting is established or where the allottee persists in his offences despite warning notices issued to him.

9. Cancellation of allotment.

An allotment under these rules shall be effective from the date on which a house is occupied by the worker, and shall continue until

(a) the worker ceases to occupy the house, or

(b) it is surrendered by the worker concerned; or

(c) it is otherwise cancelled by the Managing Committee, under the provisions of Rule 8(b) above.

Provided that where a worker dies while in the service of the employer(s) concerned or goes on transfer, or retires or resigns, or goes on medical leave or where a worker's services are terminated by the employer(s), the allotment may, with the previous approval of the Managing Committee, continue upto the period as detailed below:

(i) in the case of death or transfer, a period not exceeding two months;

(ii) in the case of retirement, resignation or termination of service, a period not exceeding one month; and

(iii) in the case of medical or ordinary leave, for the period of leave.

Provided further that eviction of a worker shall not be proceeded with by the Employer(s) without the prior approval of the Managing Committee.

10. Rent.

The rent recoverable by the employer(s) in respect of a house allotted to a worker shall not exceed the amount of rent provided in the Scheme or such maximum rent as may be fixed by the Government of India while employing the specifications of the houses in question whichever may be less. Rent will be deducted at source. It shall be in the nature of damages for use and occupation and the occupants shall in all cases be licensees.

11. General.

Subject to the provisions of these Rules it shall be within the competence of the Managing Committee to lay down details of procedure for (i) allotments, (ii) issue of notices calling for meetings of the Managing Committee and drawing up agenda therefor, and (iii) any other matter arising out of the application of these Rules.

12 .....

12. In all matters concerning interpretation of these Rules, the decision of the Government of India shall be final.

13. The Government of India shall have the right to vary, add to, cancell or amend all or any of these Rules.

A G R E E M E N T.

Certified that I have read the Rules governing the allotment of houses constructed by Messrs. ..... at ..... under the Government of India subsidised Industrial Housing Scheme 1952-53 or that the Rules have been explained to me and declare that the allotment to be made to me or already made to me shall be subject to these Rules and subsequent amendments, if any, thereto and the terms and conditions of the ~~allotment~~ allotment and that I/am a licensee only in respect of the house. When the house is no longer required by me or I cease to be entitled to it or the allotment is cancelled by the Managing Committee under the Rules I shall be responsible for handing over its vacant possession to the Managing Committee on expiry of the period as provided in the Rules and until such vacant possession is delivered, rent and other charges in respect of the house as may be determined by the Managing Committee shall be recoverable from me.

Signature:

Designation:

Name of Employer.

Dated

Witnesses

1.

2.

VSP.
16/2/53.

AGREEMENT BETWEEN . . . . . .
AND
THE PRESIDENT OF INDIA.

This AGREEMENT MADE THIS . . . . . day of One thousand nine hundred and fifty . . . . . BETWEEN . . . . . a firm having its registered office at . . . . . a Company incorporated under the Indian Companies Act, 1913, and having its registered office at . . . . . in the town of . . . . . and its main factory at . . . . . in the district . . . . . of the State of . . . . . (hereinafter referred to as "the Loanee", which term shall unless excluded by or repugnant to the subject or context include partners or partner of the firm for the time being, heirs, executors, administrators, its successors and permitted assigns legal representatives and permitted assigns of the last surviving partner of the ONE PART AND THE PRESIDENT OF INDIA hereinafter called as "the Government", (which term shall unless excluded by or repugnant to the subject or context include his successors and assigns) of the OTHER PART:

(i) WHEREAS for the purpose of constructing tenements for housing the workers (for the purposes of this agreement the word "worker" has the same meaning as that given in the Factories Act, 1948, as amended from time to time) of the Loanee employed/or to be employed by him in future, the Loanee has approached the Government for a subsidy and/or a loan not exceeding Rs. . . . . ( ) and Rs. . . . . ( ) which respectively represent twenty-five per cent and/or thirty-seven and a half per cent of the estimated cost of the construction of tenements including/excluding cost of land to build . . . . . one-roomed tenements in single-storeyed buildings one-roomed tenements in multi-storeyed buildings

ii) AND WHEREAS the Government being satisfied that the proposed construction will be helpful in implementing the Government's .....

Government's scheme for giving an impetus to industrial housing with a view to relieving the acute shortage of houses intended for industrial workers has consented to grant, for the purposes mentioned above on terms and conditions hereinafter stated, a subsidy not exceeding a sum of Rs. ( ) or a sum equal to 25% of the actual cost of construction as certified in the manner provided in Clause 2 hereof, whichever is less and/or a loan not exceeding a sum of Rs. . . . . ( );

(iii) AND WHEREAS the plans and specifications submitted by the Loanee have been approved by the Government without any modifications/with some modifications suggested by the Government, and agreed to by the Loanee as stated in the document herewith marked and annexed;

(iv) AND WHEREAS the Loanee has agreed to construct the said tenements strictly in accordance with the said plans and specifications, with or without agreed modifications, as the case may be;

(v) AND WHEREAS the Government has required the Loanee to enter into an agreement with him as hereinafter contained, NOW THIS AGREEMENT WITNESSETH and it is hereby agreed and declared by and between the parties hereto as follows :-

1. This agreement will remain in force from the date hereof till a period of 25 years has elapsed calculated from the date on which construction of the said tenements is completed. For the purposes of this agreement the "date of completion" will be the date fixed by the Government or its authorised representative as such date and the decision of the Government or its authorised representative in this behalf shall be final.

2. On the Loanee satisfying the Government that he is possessed of land on which the tenements shown on the plan annexed hereto and marked annexure A can be erected and built, the Government shall pay to the Loanee the said loan of Rs. . . . . ( ) in the following manner :

(a) when the construction of all the said tenements reaches at least plinth level or later; Rs. . . . . or less

(b) when the construction of all the said tenements reaches at least roof level or later; Rs. . . . . or less

(c) when the construction of all the said tenements is completed. Rs. . . . . or less

A subsidy not exceeding a sum of Rs. . . . . ( ) or a sum equal to 25% of the actual cost of construction of all the said tenements, whichever is less, shall be paid on the Government receiving and accepting complete and detailed accounts duly audited and certified by a Chartered Accountant, relating to the cost of complete construction of all the said tenements.

3. The Loanee shall keep the amount received by him from the Government as loan from time to time as also the amount required to be contributed by him from time to time on account of the construction work of the said tenements in a separate banking account and he shall utilise the amount so deposited only for the purposes of the construction of the said tenements and to no other purpose. The loanee shall keep and maintain accurate and true accounts of all the monies expended by him on account of the construction of the aforesaid tenements.

4. The Loanee shall, in constructing the said tenements adhere strictly to the plans and specifications, annexed hereto and marked annexure B. The Loanee shall make no variations therefrom except with the previous consent in writing of the Government.

5. Upon the completion of the said tenements, the Loanee shall allot them to his employees and to no other person in accordance with the rules of allotment, as amended from time to time. A copy of these rules is annexed hereto as annexure C.

6. .....

6. The Loanee shall commence the construction of the said tenements on or before . . . . . day of . . . . . , and shall complete the same within a period of . . . . . months and . . . . . days from the date of these presents. The Loanee shall give intimation to Government in writing immediately upon the commencement of the construction and shall thereafter send detailed reports showing progress of work at the end of each month, unless differently directed by the Government in that behalf.

7. The Loanee shall, at the interval of every 3 months, un-less otherwise directed by the Government in this behalf, furnish to the Government a duly certified and signed statement of account showing the amounts spent by him on construction of the said tenements, the first of such statements to be sent on . . . . . The said statement shall be in such form and shall contain such particulars as Government may require. The Loanee shall, if so required by Government, produce account books maintained by him pursuant to clause 3 here-of and vouchers for purposes of verification of such statements.

8. The Loanee shall provide every facility to the Government or its authorised representative or representatives for the inspection of the said tenements while under construction as well as after construction for the purpose of verifying (1) that the expenditure incurred by the Loanee on the construction of the said tenements has been properly incurred, and (2) that the Loanee is observing and would continue to observe all the terms and conditions of the agreement.

9. The Loanee shall repay to the Government the full amount of the said loan of Rs. . . . . by fifteen equal yearly instalments commencing from the first day of . . . . . , and shall, until the whole of the amount of the loan is repaid to ~~xxx~~ the Government, pay interest on the said sum of Rs. . . . . or for so much thereof as shall be advanced and shall for the time being remain due and unpaid at the rate of . . . . . ( ) per cent per annum calculated from the day of the advance .....

advance with half yearly interest payable on the 1st of April and the 1st of October every year. The first payment of such interest shall be made on the first day of . . . . . .

10. As security for (1) the repayment of the loan to Govern -ment and (2) for the observance by the Loanee of all the terms and conditions of this agreement, the Loanee shall mortgage with the Government his interest in the land upon which the tenements are to be constructed, and shall also hypothecate with the Government all building materials purchas -ed by him for the construction of the said tenements. Upon completion of the tenements, the Loanee shall also execute a simple mortgage in favour of the Government conveying to the Government his interest in the said tenements and land upon which they are constructed as security for amount due to the Government under these presents.

11. The Loanee shall keep the said tenements in good and substantial state of repair to the satisfaction of Government.

12. The rent which the Loanee shall charge to the allottee for the occupation of one tenement shall not exceed Rs.10/- (Rupees ten only)/Rs.17/8/- (Rupees seventeen and annas eight only) per month; this monthly rent shall be inclusive of muni-cipal rates and taxes.

13. For the period of construction of the said tenements as also for the entire period of this agreement, the Loanee shall keep the said tenements insured against fire. He shall pay the premium in respect of the said insurance from time to time and produce the receipts for inspection by Government. In the event of a failure on the part of the Loanee to effect the insurance against fire it shall be lawful to the Government to insure the said tenements at the cost of Government and add the amount of the premium to the outstanding amount of the loan and the Loanee shall thereupon be liable to pay thereon interest as if the amount of premium had been advanced to him as part of the loan given under this agreement. Any default either in

effecting .....

effecting insurance or in the payment of premia thereof may at the absolute discretion of the Government, without prejudice to the rights of the Government under this clause, be consider-ed a breach of this agreement within the meaning of clause 14 of these presents.

14. If the Loanee shall make default in the punctual payment of any two consecutive instalments either of principal or of interest or if the Loanee shall become insolvent or go into liquidation or if the Loanee shall fail to observe or perform any of the terms, conditions and stipulations herein contained and/or specified in the pamphlet "Government of India Subsidised Housing Scheme for Industrial Workers, 1952-53", (annexed to this agreement as annexure D) and on its part to be observed or/ performed then in any such case the whole of the principal amount of the loan or so much thereof as shall then remain due or unpaid as also the whole amount of subsidy shall become pay-able forthwith to Government with interest thereon at 8% calculat-ed from the date of the payment by the Government of the first instalment of the loan.

15. The Loanee shall not assign his interest in the land or in the building or in his agreement to a third party without the previous consent in writing of the Government.

16. All disputes, differences and questions which may at any time arise between the parties hereto, their respective represent-atives or assigns, touching or arising out of or in respect of these presents or the subject matter thereof, the settlement of which is not otherwise hereinbefore expressly provided for, shall be referred to the arbitration of the Secretary to the Govern-ment of India in the Ministry administering the subject matter of these presents, or his nominee, and the provisions of the Indian Arbitration Act, 1940, or any statutory modification or re-enactment thereof for the time being in force shall apply and the decision of such Secretary or his nominee, as the case may be, shall be final and binding on the parties hereto.

IN .....

IN WITNESS WHEREOF THE President of India has caused Shri . . . . . in the Ministry of . . . . . for and on his behalf to set his hand and all the partners of the common seal of the above mentioned Loanee firm have set their respective hands the above mentioned Loanee Company has been hereunto affixed the day and the year first above written.

Signed by Shri . . . . . in the Ministry of . . . . . for and on behalf of the President of India in the presence of :

(1)

(2)

Signed by (1)

(2)

etc.

Partners of the . . . . . in the presence of:

(1)

(2)

Common seal of the . . . . . Company Ltd. fixed in the presence of two of its Directors:

(1)

(2)

Witnessess (1)

(2)

VSD
16/2/53
2
1/2

GOVERNMENT OF INDIA
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No.H-1(39)/53. Dated New Delhi, the 19th August,1953.

From

Shri G.Jagathapathi, I.A.S.,
Under Secretary to the Govt. of India.

To

All State Governments (Except Jammu and Kashmir)

Subject:- Government of India Subsidized Industrial Housing Scheme.

Sir,

In continuation of this Ministry's letter No.330-H/53, dated the 22nd January, 1953, on the above subject, I am directed to say that the Govt. of India Subsidized Industrial Housing Scheme for the years 1953-56 has since been finalised and published. Five (5) printed copies of the revised scheme are sent herewith for your information. The Scheme, even though subject to such changes as may be found necessary from time to time, is likely to remain in force upto the year 1955-56; this will enable your Government to plan ahead for a longer period.

2. This Scheme follows generally the pattern of the scheme for the year 1952-53, but a few modifications have been made in the light of the experience gained during its working in the year 1952-53. Some of the important changes are as follows:-

(a) Ten percent of the tenements to be constructed under the Scheme may now be two-roomed, for allotment to higher-paid workers.

(b) The mode of payment of sanctioned assistance has been slightly liberalised.

(c) The percentage of loan payable to Co-operative Societies of industrial workers has been raised from 37½% to 50% of the admitted cost of construction, subject to the maxima indicated.

3. The Scheme, as now finalised, indicates several alternative building specifications for various localities to encourage the construction of tenements as far as possible from local materials. Stress should be laid on such methods of construction, whether traditional or non-traditional, as would reduce costs, and you are requested to impress upon your engineers that they should keep this in view while preparing plans, specifications and estimates of the housing projects.

4. Your detailed schemes, prepared in the light of the revised Scheme now published, may please be sent up as early as possible. If your scheme(s) has already been sent up for approval of the Govt. of India, you may please fill in and furnish to this Ministry urgently the revised questionnaire (Appendix D to this Scheme) in respect of each project separately.

Yours faithfully,

Sd/-(G.Jagathapathi)
Under Secretary to the Government of India.

Copy ...

Copy, together with two copies of the revised scheme is forwarded for information to :-

(i) the Planning Commission (Shri O.K.Ghosh).

(ii) the Ministry of Labour (Shri P.N.Sharma).

Copy, with 50 spare copies of the revised scheme is forwarded also to the Ministry of Finance (I.& C.Division) - Shri K.L. Rathee, with the request that few copies of the scheme may be sent for information to each Accountant General and Comptroller.

Sd/-(G.Jagathpathi).
Under Secretary to the Government of India.

AG/8.9.53

IMMEDIATE.

GOVERNMENT OF INDIA,
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No.H-5-A(6)52. Dated New Delhi, 26th March 1954.

From

Shri G.Jagathpathi, I.A.S.,
Under Secretary to the Govt. of India.

To

The Accountant General,
Central Revenues,
New Delhi.

Subject:-Subsidized Housing Scheme for Industrial Housing Loan/Subsidy to the Bombay State.

Sir,

In continuation of this Ministry letter No.H-5-A(6)/52, dated the 24th March 1953, on the above subject, I am directed to state that the Government of India authorise the immediate adjustment of a portion of the sum of Rs.22,21,425/- (Rupees Twenty-two lakhs twenty one thousand and four hundred and twenty five only) against the unspent balance of Rs.10,10,130/ remaining with the Bombay Government out of the interest free loan of Rs.73 lakhs (subsequently reduced to Rs.44 lakhs vide Ministry of Labour letter No.LWI-32(79) dated the 12th January 1952) sanctioned to them vide Ministry of Labour letter No.LWI-32(55)/51, dated the 8th September, 1951 and the immedia payment of the balance amount of Rs.12,11,295 left of the adjus ment. The decision to adjust the unspent balance in question against the loan instalments payable to them under this Ministry sanction letter No.H-5-A(6)/52, dated the 11th February 1953, was communicated to you vide this Ministry lett No.H-1(15)/52, dated the 26th June, 1953.

2. The amount of Rs.22,21,425/- represents the outstanding instalments of loan payable to the State Government under section letter No.H-5-A(6)/52, dated the 11th February 1953, in respect of 882 tenements at Bombay and 724 tenements at Ahmedabad, construction of which is in progress and is based on the expectation that the construction would definitely reach ro level by the 31st March 1954.

3. The exact date of payment may be intimated to this Ministry in due course.

4. The above amount is repayable in 25 equated annual instalments of principal and interest at 4½% per annum.

Yours faithfully,

Sd/-G.Jagathpathi,
Under Secretary to the Government of India.

Copy, with 6 spare copies forwarded to the Ministry of Finance (Works Branch) with reference to their U.O.No.1945-W/51 dated the 24th March 1954.

Copy also forwarded to-

i) The Secretary to the Govt. of Bombay, Public Works Department, Bombay with reference to his letter No.IHS-1154/22714-H, dated the 9th March 1954.
ii) Accountant General, Bombay.
iii) Budget Branch, Ministry of Finance.
iv) Budget Branch, Ministry of Works, Housing & Supply.
v) File No.H-15(14)/54.

Sd/-G.Jagathpathi,
Under Secretary to the Govt. of India.

Govern.....

GOVERNMENT OF INDIA.
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No.H.5.A(6)/52. Dated New Delhi, 26th March, 1954.

From

Shri G.Jagathpathi, I.A.S.,
Under Secretary to the Govt. of India.

To

The Accountant General,
Central Revenues, New Delhi.

Subject:-Subsidized Housing Scheme for Industrial Workers - loan/subsidy to the Bombay State

Sir,

In continuation of this Ministry letter No.H.5.A(6)/52, dated 20-3-1953 on the above subject, I am directed to say that the Govt. of India authorise the payment of Rs.4335120/-(Rupees forty three lakhs thirty five thousand and one hundred and twenty only) being the further instalments of loan sanctioned vide this Ministry letter No.H.5.A(6)/52 dated 12-3-1953. This amount represents the outstanding instalments in respect of 2118 tenements at Bombay and 1608 at Ahmedabad, construction of which is in progress, and is related to the progress to be made by 31-3-54 as indicated below:-

Bombay: Roof level of first floor.

(i) 1548 tenements
(ii) 144 "
(iii) 288 " (all the 432 have reached roof of ground floor).

Ahmedabad. Roof level of Ground Floor.

(i) 1088
(ii) 160 (all the 520 of this lot have reached plinth level).

2. The exact date of payment may be intimated to this Ministry in due course.

3. The above amount is repayble in 25 in annual equated instalments of principal and interest at 4½% per annum.

Yours faithfully,

Sd/-G.Jagathpathi,
Under Secretary to the Government of India.

Copy with 6 spare copies forwarded to the Ministry of Finance (Works Branch) for necessary action with reference to their U.O. No.1945-W/54, dated 24-3-1954.

Copy also forwarded to :-

1. The Secretary to the Govt. of Bombay, Public Works Department, Bombay, with reference to his letter No.IHS 1154/22714 H, dated 9-3-1954.
2. Accountant General, Bombay.
3. Budget Branch, Ministry of Finance.

4.....

4. Budget Branch, Ministry of Works, Housing and Supply.
5. File No.H.15(14)/54.

Sd/-G.Jagathpathi)
Under Secretary to the Government of India.

True Copy,

Supdt., P. W. D., Sectt.

.....

GOVERNMENT OF INDIA
MINISTRY OF WORKS, HOUSING AND SUPPLY

No.H.1(76)/54. New Delhi, the 28th May 1954.

From

Shri M. C. Minocha,
Under Secretary to the Government of India.

To

Subject:- Method of repayment of loans advanced to the State Governments under the Subsidised Housing Scheme for Industrial Workers.

.....

Sir,

I am directed to say that from a letter received from the Accountant General, Central Revenues, New Delhi, it appears that the position with regard to the method of repayment of loans advanced to the State Governments under the Subsidised Housing Scheme for Industrial Workers does not appear to have been clearly understood by the Accounts Officers. The Accounts Officers must be aware that the loan sanctioned under one particular scheme is advanced by the Government of India in instalments related roughly to progress made in the construction of tenements. A doubt has arisen whether each such instalment of loan is to be treated as a separate loan or the total loan sanctioned for one particular project is to be treated as one loan. The Government of India have decided that the total loan for one particular project should be treated as one loan. The repayment of the loan should commence after one year from the date of drawal by the State Government of the last instalment, simple interest being charged at 4½% per annum on the instalments of loan drawn prior to that date. The amount so due on account of simple interest is recoverable from the State Governments along with the repayment of the first instalment of the loan.

You are requested kindly to follow the above procedure both in respect of the past as well as future loans under the subsidised housing scheme and maintain proper accounts of repayment in your office.

Yours faithfully,

Sd/- M.C.Minocha,
Under Secretary to the Government of India.

Copy forwarded for information to the Accountant General, Central Revenues, New Delhi, with reference to his letter No.LN 4-28(iii)-144, dated 8th April 1954.

Copy also forwarded to all the State Governments concerned (as per list attached).

Sd/-M.C.Minocha,
UNDER SECRETARY TO THE GOVERNMENT OF INDIA.

Public Works Department,
Bombay Castle, (Bombay No. 1),
C.I.B. 11.4/7186-A 17th June 1954.

From

The Deputy Secretary to the Government of Bombay,
Public Works Department.

To

The Secretary,
Bombay Housing Board,
Bombay.

Subject:- Working of the Subsidised Industrial Housing Scheme.

.....

Sir,

With reference to the correspondence resting with your letter No. B.H.B./Ind./284/Bld, dated the 11th August 1953, on the above subject, I am directed to convey the following orders of Government regarding terms and conditions of the working of the Subsidised Industrial Housing Scheme by the Bombay Housing Board.

1) The whole amount of funds granted by this Government to meet expenditure on works under the Subsidised Industrial Housing Scheme, including proportionate Establishment charges, shall be treated as loans to the Bombay Housing Board.

2) The loans shall bear such interest as shall be fixed by Government each year.

3) Interest during construction period, on the basis of 9 months' time-lag, should be capitalized. It will be treated as "Advance Repayable", to be recovered when the revenue accounts of the works show a surplus.

4) Out of the ~~total~~ amount of loans granted to the Board for works under the Subsidised Industrial Housing Scheme, the amount equal to the amount of loans sanctioned by the Government of India in the Scheme, shall be governed by the terms laid down by that Government regarding repayment. The loan sanctioned by the Government of India in 1952-53, for the construction of 2520 tenements at Bombay and Ahmedabad is repayable in 26 equated Annual Instalments in 25 years, repayment to commence after one year from the date of drawal by the ~~XXXXX~~ State Government of the last instalment of the loan. The Board should pay to this Government on due dates every year the necessary amount to meet this annual charge.

5) As for the remaining amount the loans to the Board, Depreciation Fund accumulation, as per the rates fixed in the rent formula for the type of building constructed should also be annually paid to this Government.

6) The economic rents for the tenements under the Subsidised Industrial Housing Scheme should be calculated after taking into account the orders contained in the above paragraphs. Government will grant subsidy to the Board every year to cover the difference between the economic rents and the actual subsidised rents. Demand should be sent to ~~XXXX~~ Government in due time every year through the Resident Audit Officer, Bombay Housing Board, Bombay, who should certify the economic rents. Demand for subsidy for the year 1954-55 should reach Government by the first week of July 1954.

7.....

7. If there are any losses due to vacancies and defaults in rent-payments, case for subsidy, if necessary, may be separately made out to Government.

Yours faithfully,

A.D. Telang.
Deputy Secretary to the Government of Bombay,
Public Works Department.

D.A. Nil.

Copy forwarded to :-

The Accountant General, Bombay (through the Finance Deptt.)

The President Audit Officer, Bombay Housing Board, Bombay.

The Chief Accounts Officer, " " " .

The Finance Department.

HM 31/7/-

GOVERNMENT OF INDIA
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No.H-5-4(6)/54. Dated New Delhi, the 12th August 1954.

From

Shri N.P. Dube, M.A.(Cantab.),
Deputy Secretary to the Govt. of India.

To

The Secretary to the Govt. of Bombay,
Public Works Department,
Bombay Castle, Bombay 1.

Subject: Subsidized Industrial Housing Scheme.

Sir,

With reference to your letter No.IHS-1154/20147-H, dated the 30th April, 1954, I am directed to state that the Govt. of India are pleased to approve your ~~x~~ proposal for the construction of 2388 one roomed multi storeyed tenements at Bombay, in accordance with the plans and specifications approved by this Ministry.

It should, however, be clearly understood that this approval is no guarantee to the structural safety of the tenements that may be constructed by you under the scheme. That aspect is clearly the responsibility of the State Government and the constructing agencies employed by them.

It is suggested for the consideration of the State Government that some modification according to local taste may be made in the plan and elevation in order to lend variety to the colony. Otherwise such colonies tend to become monotonous and unpleasent to the eye. In this connection your attention is invited to this Ministry letter No.H5-4(50)/54, dated the 12th August 1954.

2. The sanction of the President is, accordingly conveyed to the grant to the Government of Bombay of a subsidy ~~x~~ not exceeding Rs.53,73,000/- (Rupees Fifty three lakhs seventy three thousands only) and an equal amount as loan for the construction of 2388 one-roomed multi-storeyed tenements subject to the terms and conditions set out in the Subsidised Industrial Housing Scheme, of the Govt. of India. The amounts have been calculated as follows:-

Maximum cost of construction accepted for the purpose of loan/subsidy @ Rs.4500/- per tenement (4500 x 2388).	....	Rs. 1,07,46,000/-
	Total.	Rs. 1,07,46,000/-
Subsidy @ 50% of the cost...	...	Rs. 53,73,000/-
Loan @ 50% of the cost.	...	Rs. 53,73,000/-

3. The tenements must be allotted only to industrial workers falling under the Factories Act, 1948, and not to any others. The allotment of these tenements to State Government employees will be governed by para 6(i) of the Subsidised Housing Scheme for Industrial Workers, 1953-56 (Copy attached).

4. The loan subsidy will be paid as follows:-

Loan (a) 33⅓% of the loan amount on receipt of the State Government's acceptance of the terms and conditions herein set forth;

(b)....

(b) 33⅓% of the loan amount when the construction of all the tenements reaches plinth level;

(c) 33⅓ of the loan amount when the construction on all the tenements reaches roof level of first floor.

Subsidy.(a) 66⅔% of the subsidy amount when the construction of all the tenements is complete; and

(b) 33⅓% of the subsidy amount on receipt and acceptance of the audited figures of the ~~xx~~ cost of complete construction.

It may, please, be noted that the general sanction is no authority for making actual payment of any instalment of loan and subsidy, specific sanction for which will be issued later on at the prescribed stages of implementation of the project.

5. Approval is also accorded as a very special case to the recovery of rent in respect of the tenements sanctioned at Rs.21/- per mensum per unit.

6. A monthly progress report showing the progress of the work may kindly be submitted to the Govt. of India in the following form ~~xxx~~ by the 15th of the month following that to which it relates:-

No.of tenements proposed to be constructed or under construct-ion and name of the place.	Expendi-ture during the month.	Expendi-ture to the end of the month.	Anticipat-ed ex-ponditure to the end of March '54.	No. of tenements constructed or under construction.			Progres in rela-tion to target date.
				Plinth level.	Roof level.	Complet-ed.	
1	2	3	4		5		6

7. A draft of the agreement that the Govt. of India propose to enter into with private industrialists, defining the terms and conditions according to which the subsidised Industrial Housing Scheme should be operated by them is at appendix 'B' of the Scheme. While there is no intention of asking the State Government to sign a similar agreement it is the desire of the Govt. of India that ~~x~~ the State Govt. should sincerely observe the spirit of the agreement; an assurance from you in this regard would be appreciated.

8. The subsidy and loan are debitable to the major head "88-Grants for development - grant for Industrial Housing" and to the head "Q-Loans and Advances by Central Government - Loans to State Governments" charged respectively. The payment of subsidy will be accounted for by the Accountant General, Bombay, and that of the loan ~~xxxx~~ centrally by the Accountant General, General Revenues.

9. The Receipt of this letter may kindly be acknowledged.

Yours faithfully,

Sd/- N.P. Dube,
Deputy Secretary to the Government of India.

Copy, with six spare copies forwarded to the Ministry of Finance (Works Division), for communication to the Accounts Officers concerned. That Ministry concurred in vide their U.O. No.5047-W/54, dated the 5th August 1954

Copy..

No. L... 1152/1280/C9-A... Public Works Department,
Bombay Castle (Bombay No. ,)
...rd October 1954.

From

The Assistant Secretary to the Government of Bombay,
Public Works Department.

To

The Secretary,
Bombay Housing Board,
Bombay.

Subject:- Working of the Subsidized Industrial Housing Sch
.....

Sir,

With reference to your letter No.C.../I.../I/208-..., dated the 5th July 1954, on the above subject, I am directed to reply as follows:-

1) Rate of interest. - The presumption made in your letter xxxxxx...ed is correct, viz. that the rate of interest fixed by Government each year will apply to loans drawn during that year alone and not to outstanding balances of loans is confirmed.

2) Method of appropriating annual repayments towards different loans The matter is under consideration Government's orders will be communicated to you in due course.

3) Capitalization of interest charges. - As above.

4) Annual payment of interest, etc. by Bombay Housing Board. - As Government has agreed to the payment of subsidy to cover the difference between economic rents and subsidized xxxxx rents due for a year during the same year, vide para. 4(c) of Government letter, Public Works Department, No. L.../1152/71080-..., dated 17th June 1954. The difficulty mentioned in para.graph 2 (iii) of your letter under reply will not therefore arise.

5) Regarding adjustment of Government subsidy against interest etc due from the Bombay Housing Board, I am xx to state that such adjustment is not permissible under Treasury Rules.

6) According paragraph 2(iv) of your letter, I am to state that the subsidy payable will be for actual period of occupation of each tenement. As for losses due to vacancies and bad debts, a separate claim will have to be made by the Board to Government vide paragraph (7) of Government letter, Public Works Department, No.L... 1152/71080-A dated the 17th June 1954.

7) Rent statements- (a) In the rent statement forwarded by you in respect of Chembur tenements, the equated instalment for repayment of Government of India loan should be Rs. 1,33,07 per annum and not Rs. 1,32,42 per annum.

b) For purposes of the rent statements, establishment charges may be taken for the present at 7½% on construction cost and 2% on land cost, subject to adjustments in future as per final Government orders.

c) Sinking fund for repayment of Bombay Government loan should be on the cost excluding land cost.

d) Insurance - No provision should be made at this stage. The matter is under consideration separately.

e) Municipal taxes - For Chembur and Worli, the taxes should be calculated on basis of subsidized rents as the Municipal Commissioner Bombay, is favourable to this concession and necessary legislation in the matter is likely to be passed soon. As for Ahmedabad, the

Municipal

Municipal taxes should not be calculated at the rates suggested since the colony is outside Municipal limits Provision for taxes in the rent statements should be made in the light of the orders contained in Government Letter Public Works Department, NO.HBA 2453/3771-H, dated the 13th January 1954.

Other items in the Rent Statements are tentatively accepted.

8) The demand for subsidy for the year 1954-56 and the budget estimates for subsidy for 1955-56 may be forwarded to Government on the above basis. The amount of subsidies which may be sanctioned will be subject to adjustments in furture as per Government's final decisions on the pending questions.

Yours faithfully,

D.R. JOSHI.
Assistant Secretary to the Government of Bombay,
Public Works Department.

Copy with a copy of Govt letter Public Works Department, No.HBA 2453/3771 H dated 13th January 1954, forwarded to ;

The Accountant General, Bombay,
The Examiner, Outside Audit Department(with reference to his letter No.RAO/H/10/722, dated the 6th August 1954),
The Finance Department,

for information.

HM 31/7/-

GOVERNMENT OF INDIA
MINISTRY OF WORKS, HOUSING & SUPPLY
*****

No.HI/1(110)/54. NEW DELHI, Dated the 15th November, 1954.

From

Shri G. Jagathpathi, I.A.S.,
Under Secretary to the Government of India.

To

All State Governments.

Subject:- SUBSIDIZED INDUSTRIAL HOUSING SCHEME.

Sir,

I am directed to say that in partial modification of paras 1 to 4 and 7 of the Subsidised Housing Scheme for Industrial Workers, Government of India have decided to:-

i) remove the present restrictions on the number of two roomed tenements that can be constructed under the Scheme and the amount of subsidy and loan payable for such tenements; and to

ii) extend the scope of the Scheme to mine workers governed by the Indian Mines Act, 1923, other than those employed in coal and mica mines.

The construction agencies - State Governments, employers and co-operatives of workers - are now free to construct, if they so desire, any number of tenements in a project as two-roomed on the basis of full subsidy (viz. 50% or 25% as the case may be) admissible on the actual sandard costs of such tenements, rather than on the basis of restricted subsidy calculated on the standard costs of one-roomed tenements, as at present. The benefits of the Scheme will also now be available to workers employed in ~~mmmm~~ manganese, iron ore and gold mines, etc. i.e. to workers otherm than those employed in coal and mica mines, in respect of which the Min. of Labour operate separate subsidized housing Schemes -

2. The specifications and standard costs of 2-roomed tenements to be constructed under the Scheme have, however, been slightly curtailed mainly with a view to bringing the rents of such tenements within the paying capacity of a majority workers. The minimum floor area, standard costs and rents of such tenements will now be :-

	Single & dable storeyed 2-roomed tenements in or outside Bombay and Calcutta. (1)	Multi storeyed two-roomed tenements in Bombay ~~Kak~~ and Calcutta only. (2)
Floor area:	S.Ft.	S.Ft.
1. Room No. 1.	120	100
2. Room No. 2.	96	99
3. Kitchen & Verandah	100.5	98
4. Bath-room.	16	16
5. W. C.	12	6 (half)
6. Cupboard.	11	12
	355.5	331 S.Ft.
	or say 356 S.Ft.	

2/- ...

(1) (2)

Standard costs - Rs.2900 for single-storeyed. Rs.4630
and Rs.3050 for double-storeyed.

(The costs are exclusive of the cost of land, ceiling for which remain the same, as in the present scheme) i.e.Rs.440/- per tenement for single and double-storeyed construction and Rs.880/- /Rs-1300/- for multi-storeyed constructions in Bombay and Calcutta.

Rents: Rs.13/- p.m. for single-storeyed Rs. 23/8/- p.m.
Rs.14/- p.m. for double-storeyed.

3. It has also been decided that there will now be no lower-income limit for eligibility for allotment of two-roomed tenements, and that all workers with a monthly income not exceeding Rs.350/- will be eligible for allotment. The existing upper-income-limit of Rs.250/- in respect of one-roomed tenements will, however, stay.

4. Government of India will be grateful if the above decisions are given as wide publicity as possible in your state. It is hoped that State Governments and other constructing agencies will try to take full advantage of the additional benefits now made available under the Scheme.

5. It is requested that suitable schemes may kindly be drawn up by your Government in the light of above modifications and sent to this Ministry as early as possible. The Scheme is being reprinted bringing out all these amendments and copies will be sent to you in due course.

Yours faithfully,

Sd/- G. Jagathpathi,
Under Secretary to the Government of India.

ka.27/11/54.

No. PD. S 13/85787/136216 H.

Public Works Department,

Bombay Castle (Bombay No. 1)

20th December 1954.

Memoradum.

Subject:- Subsidized Industrial Housing Scheme.

The undersigned presents compliments to the Collectors of Districts and inxxx

GOVERNMENT OF INDIA.
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No.H.I/1(101)/54. Dated New Delhi, the 28th December 1954.

From

Shri G.Jagathpathi, I.A.S.,
Under Secretary to the Govt. of India.

To.

All State Governments.

Subject:-Subsidised Industrial Housing Scheme.

Sir,

I am directed to say that, even though the terms on which financial assistance can be made available to Co-operative Societies of Industrial Workers for the construction of tenements under the Subsidised Industrial Housing Scheme, have been liberalised from time to time, the response from them has not been satisfactory. It is improbable that this state of affairs is a result either of unwillingness to take advantage of the financial assistance available or of workers not having even the minimum funds required - for, at least among the higher income ranges of the working class, this difficulty should not generally arise and applications received so far do not indicate that even a fraction of the demand from this category has been satisfied. While it is no doubt necessary and important that the Co-operative form of organisation for purposes of housing should be encouraged and strengthened, it seems to have become inevitable that some more workable methods must be devised by which Industrial Workers could own their houses. It will be easily conceded that, if a worker is offered a completed house on hire-purchase basis, he will prefer a direct purchase of that kind to finding workers interested in co-operative organisation, forming a co-operative society and thereafter going through the various details connected with the obtaining of financial assistance and the building of houses. It is, therefore, suggested that State Governments should continue, as they have been doing till now, to build tenements under the Subsidised Industrial Housing Scheme with the financial assistance available to State Governments under the Subsidised Industrial Housing Scheme (50 per cent. loan and 50 per cent. subsidy). On the completion of the tenements, the State Government could offer them for sale to eligible industrial workers on hire-purchase basis. Since, according to the terms, an Industrial worker is eligible only for a 25 per cent. subsidy, he will have to find 25 per cent. of the sale price from his own resources. If this can be done by a worker, the State Government could return to the Central Govt. this amount paid at the time of purchase by the worker and thereafter collect from the worker the 50 per cent. loan in 25 equated annual instalments - repayment of the loan will of course have to be guaranteed by the State Government.

2. In working the above-hire-purchase arrangements, the following problems are likely to arise:-

(i) The State Governments might like to include in the sale price the departmental charges incurred by them on the construction of the houses. In certain cases, this might even work out to Rs.432/-per tenement (i.e. at the rate of 16 per cent).
(ii) The actual amount spent on construction may amount in certain cases to more than Rs.2700/-(i.e.ceiling) and the State Govt. may like to include this excess

in ...

in the sale price to be realised from the worker. This excess might be, in some cases, about Rs.300/- per tenement.

(iii) The arrangement can be successful only if single-storeyed tenements are offered for sale.

3. In order to make a success of the Scheme it is essential that the State Governments should either forego entirely the departmental charges, or reduce them to a figure which is in keeping with what the worker would have had to spend himself if he had entrusted the work of construction to a private architect or engineer, who would probably be prepared to undertake the work at about 6% of the cost of the house. Secondly, it would be a hardship if the worker is called upon to pay the excess mentioned in para 2(ii) above immediately on the purchase of a house. The State Government may meet this amount from within their own resources and later on recover it in easy instalments from the worker.

4. The above arrangements can no doubt be successful only in places where the land is cheap and single-storeyed tenements can be built also only the fairly well-to-do workers, who can pay Rs.675/- cash down, will be in a position to take advantage of it. Nevertheless, if the arrangement is pushed through, there will be more workers owning houses. This Ministry would be grateful for the views of your Government on the proposals made above. It will have to be ensured that ownership of such houses does not pass to non-industrial workers after the completion of sale.

An early reply is requested.

Yours faithfully,

Sd/- G. Jagathpathi,
Under Secretary to the Govt. of India.

True Copy,

H. M. Patel,
Supdt. P.W.D. Sectt.

I.—BUDGET ESTIMATES OF THE BOMBAY HOUSING BOARD, BOMBAY FOR 1954–55.

Revenue Receipts.

Serial No.	Particulars.	1950–51 Actuals. *	1951–52 Actuals. *	1952–53 Actuals. *	1953–54 Budget.	1953–54 Revised Estimates.	1954–55 Budget.	Estimates approved by the Administrative Department.	Estimates approved by the Finance Department.	Remarks.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	Rent of Properties ...	13,96,599	21,19,403	21,74,575	22,16,000	23,13,900	29,86,300	29,86,300	29,86,300	*The actual figures for 1950–51, 1951–52 and 1952–53, are as per the audited accounts and hence slightly vary from those given in the last Budget.
2	Recoveries of expenditure ...	8,916	16,419	15,124	.....	38,000	.....	.....	.....	
3	Sale of Produce ...	43,655	12,587	24,916	17,000	30,000	40,000	40,000	40,000	
4	Miscellaneous Receipts—									
	(a) Subsidy ...	.....	.....	.....	.....	.....	.....	.....	.....	
	(b) Interest from Banks ...	.....	52,150	3,19,493	2,32,000	2,32,000	1,40,000	1,40,000	1,40,000	
	(c) Other Receipts ...	1,07,168	32,810	61,618	25,000	18,500	19,200	19,200	19,200	
5	Subventions from Government—									
	(a) On account of Subsidised rent charged to industrial labour ...	.....	.....	1,89,366	9,83,471	9,92,139	7,79,011	7,79,011	7,79,011	No provisions under 5(b) and (c) are made for 1954–55, since the interest charges on capital during construction are proposed to be capitalised in respect of the Subsidised Industrial Housing Scheme. There may not also be any vacant lands.
	(b) Interest on investment on land unbuilt upon ...	.....	.....	.....	52,915	1,23,522	.....	.....	.....	
	(c) For covering non-realisation of interest due to time lag between grant of loan and accrual of rents .	.....	.....	.....	9,81,780	9,81,780	.....	.....	.....	
	Total ...	15,56,338	22,33,369	27,85,092	45,08,166	47,29,841	39,64,511	39,64,511	39,64,511	

II.—BUDGET ESTIMATES OF THE BOMBAY HOUSING BOARD FOR 1954-55.

REVENUE EXPENDITURE.

Serial No.	Particulars.	1950-51 Accounts.	1951-52 Accounts.	1952-53 Accounts.	1953-54 Budget.	1953-54 Revised Estimates.	1954-55 Budget.	Estimates approved by the Administrative Department.	Estimates approved by the Finance Department.	Remarks.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
	I—ESTABLISHMENT.									
	A—Administration.									
(a)	Pay of Officers ...	85,333	75,837	61,074	70,500	71,750	83,100	78,180	78,180	*Includes a provision of Rs. 1,10,600 towards one year's rent for the premises occupied by the Bombay Housing Board Offices in Bombay.
(b)	Pay of Establishment ...	1,54,299	1,47,132	1,43,402	1,63,800	1,66,517	1,88,000	1,55,090	1,55,090	
(c)	Allowances and Honoraria ...	1,57,765	1,39,971	1,45,667	1,51,200	1,48,043	1,72,800	1,40,492	1,40,492	
(d)	Contingencies ...	52,294	59,855	58,431	98,200	1,66,789*	5,35,900	91,942	91,942	
	Total ...	4,49,691	4,22,795	4,08,574	4,83,700	5,53,099	9,79,800	4,65,704	4,65,704	
	B—Executive.									
(a)	Pay of Officers ...	1,28,707	89,395	89,459	1,24,600	1,08,001	1,69,500	1,25,623	1,25,623	
(b)	Pay of Establishment ...	3,58,507	2,72,612	2,66,700	4,10,700	3,34,904	5,58,100	3,63,095	3,63,095	
(c)	Allowances and Honoraria ...	3,72,441	2,79,682	2,64,074	3,67,400	3,06,322	4,98,100	3,22,186	3,22,186	
(d)	Contingencies ...	45,731	41,913	49,085	54,600	63,420	80,200	60,198	60,198	
	Total ...	9,05,386	6,83,602	6,69,318	9,57,300	8,12,647	13,05,900	8,71,102	8,71,102	
	C—Medical—Nil.									
	D—Sanitation.									
(a)	Pay of Officer ...	.....	.....	.....	.....	.....	.....	.....	.....	Expenditure for past years and estimates for the current and the next year included under Head "E. Estate Management".
(b)	Pay of Establishment ...	.....	.....	.....	.....	.....	.....	.....	.....	
(c)	Allowance and Honorary ...	.....	.....	.....	.....	.....	.....	.....	.....	
		.....	.....	.....	.....	.....	.....	.....	.....	

E—Estate Management.									
(*a*) Pay of Officers	...	9,620	7,216	7,140	11,500	11,500	18,900	14,785	14,785
(*b*) Pay of Establishment	...	42,367	65,404	73,801	79,900	79,900	1,35,800	94,462	94,462
(*c*) Allowances and Honoraria	...	41,691	67,503	73,712	89,500	89,500	1,54,600	1,09,595	1,09,595
(*d*) Contingencies	...	9,838	6,189	15,688	14,700	14,700	19,500	18,569	18,569
Total	...	1,03,516	1,46,312	1,70,341	1,95,600	1,95,600	3,28,800	2,37,411	2,37,411
F—Expenditure on R. A. O.									
(*a*) to (*d*)	...	30,400	45,028	76,140	66,066	67,044	68,307	71,657	71,657
G—Special C. A. O.									
(*a*) Pay of Officers	...	6,179	6,598	7,477	9,000	8,040	9,000	8,890	8,890
(*b*) Pay of Establishment	...	19,267	20,400	21,228	30,300	27,881	39,400	30,548	30,548
(*c*) Allowances and Honoraria	...	15,801	17,179	16,880	22,800	21,227	26,600	21,325	21,325
(*d*) Contingencies	...	56	.....	.....	3,500	3,500	3,500	.....	.....
Total	...	41,303	44,177	45,585	65,600	60,648	78,500	60,763	60,763
II—Pension and Leave Contribution	...	32,215	31,839	16,788	1,32,000	1,32,000	36,000	56,165	56,165
III—Contribution to the Bombay Housing Board Contributory Provident Fund and Other Funds.		.....	.....	1,672	35,000	35,000	54,000	34,920	34,920
								17,97,722	17,97,722
IV—Interest on Capital (Rates of Interest to be stated).		8,64,000 (3 per cent.)	.....	.....	30,20,621	28,71,686*	11,48,422*	23,12,000	23,12,000
V—Expenditure connected with issue of new loans.		.....	.....	.....	.....	.....	.....	.....	.....
VI—(*a*) Depreciation on—									
(*i*) Buildings	...	2,52,078	2,82,738	2,60,747	2,88,350	3,44,622	5,47,237	5,47,237	5,47,237
(*ii*) Installations	...	47,223	50,933	50,785					
(*b*) Loss or gain by Sale of Capital Assets		.....	.....	.....	.....	.....	.....	.....	.....
VII—Maintenance and Repairs—									
(*i*) Ordinary Repairs (*ii*) Special Repairs	...	2,81,246	4,59,977	3,76,470	3,73,600	3,97,504	7,56,229	7,56,229	7,56,229

*Please see Secretary, BHB's No. B/CAO/XI/1293 BHB, dated 16th November 1953.

Increase in Column 7 is due to provision for 720 and 120 tenements at Worli and Ahmedabad respectively under allotment at present.

Do. do.

Serial No.	Particulars.	1950–51 Accounts.	1951–52 Accounts.	1952–53 Accounts.	1953–54 Budget.	1953–54 Revised Estimates.	1954–55 Budget.	Estimates approved by the Administrative Department.	Estimates approved by the Finance Department.	Remarks.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
VIII	Municipal and other Taxes ...	3,40,416	5,63,426	4,90,459	4,91,570	5,22,941	7,98,431	7,98,431	7,98,431	Increase in Column 7 is due to provisions for 720 and 120 tenements at Worli and Ahmedabad respectively under allotment at present.
IX	Minor Original Works ...	Transferred to Capital Account.								
X	Miscellaneous Expenditure—									
(i)	Ground Rent	1,39,474	1,38,923	1,38,529	1,00,000	1,38,529	1,38,529	1,38,529	1,38,529	
(ii)	Renewal etc.	.....	.....	.....	.....	.....	.....	.....	.....	
(iii)	Bad Debts	.....	.....	.....	.....	.....	.....	.....	.....	
(iv)	Law Charges	.....	.....	1,712	25,000	25,000	20,000	20,000	20,000	
(v)	Fees	.....	.....	.....	.....	.....	.....	.....	.....	
(vi)	Miscellaneous	80,729	47,254	1,09,658	35,000	2,70,000	2,70,000	2,70,000	2,70,000	
	Total ...	2,20,203	1,86,177	2,49,899	1,60,000	4,33,529	4,28,529	4,28,529	4,28,529	
	Total—Revenue Expenditure ...	35,67,677	29,17,004	28,16,778	62,69,407	64,26,320	65,30,155	66,40,148	66,40,148	
XI	Deduct—									
(i)	Cost of Establishment transferred to Capital Account.	7,47,669	1,42,254	1,79,897	13,00,000	9,00,000	15,00,000	9,64,000	9,64,000	
(ii)	Recovery of Centage charges ...	9,00,699	10,78,404	5,39,517	10,00,000	7,60,000	10,00,000	10,00,000	10,00,000	
(iii)	Rebate on R. A. O.'s Establishment Expenditure.	19,200	30,400	45,028	76,140	76,140	67,044	67,044	67,044	
(iv)	Expenditure met from Depreciation Fund.	.....	.....	.....	.....	.....	.....	.....	.....	
	Total ...	16,94,568	12,51,058	7,64,442	23,76,140	17,36,140	25,67,044	20,31,044	20,31,044	
	Net Expenditure on Revenue Account ...	18,73,109	16,65,946	20,52,336	38,93,267	46,90,180	39,63,111	46,09,104	46,09,104	

III.—BUDGET ESTIMATES OF THE BOMBAY HOUSING BOARD, BOMBAY.

Capital Account.

Capital Receipts.

Serial No.	Particulars.	1950–51 Accounts.	1951–52 Accounts.	1952–53 Accounts.	1953–54 Budget.	1953–54 Revised Estimates.	1954–55. Budget	Estimates approved by the Administrative Department.	Estimates approved by the Finance Department.	Remarks.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	Balance with the Housing Board as on the beginning of the year.	46,53,686	77,76,888	46,39,099	.....	9,91,378	.....	.....	.....	
2	Loans from Government during the year.	1,48,64,000	.....	.....	64,00,000	50,00,000	.....	.....	.....	
3	Other Loans (Public or Private) ...	.....	.....	.....	.....	.....	.....	.....	.....	
4	Sale of Properties	16,000	68,98,772	22,65,463	7,82,123	9,18,833	.....	.....	.....	
5	Suspense Accounts	.....	.....	.....	.....	.....	.....	.....	.....	
6	Amount expected for S. I. H. S. ...	.....	.....	.....	2,05,04,954	1,42,26,431	3,09,75,800	3,09,30,037	3,09,30,037	
	Total ...	1,95,33,686	1,46,75,654	69,04,562	2,76,87,077	2,11,36,642	3,09,75,800	3,09,30,037	3,09,30,037	
	Deduct—Loss on Capital on account of demolition of Buildings or writing off of Capital.	.....	.....	.....	.....	.....	.....	.....	.....	
	Total ...	1,95,33,686	1,46,75,654	69,04,562	2,76,87,077	2,11,36,642	3,09,75,800	3,09,30,037	3,09,30,037	

IV.—BUDGET ESTIMATES OF THE BOMBAY HOUSING BOARD, BOMBAY.

CAPITAL ACCOUNT

Capital Expenditure.

Serial No.	Particulars.	1950–51 Accounts.	1951–52 Accounts.	1952–53 Accounts.	1953–54 Budget.	1953–54 Revised Estimates.	1954–55 Budget.	Estimates approved by the Administrative Department.	Estimates approved by the Finance Department.	Remarks.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	Work in progress	74,93,348	10,61,123	18,67,534	29,50,000	32,56,760	*89,91,000	89,91,000	89,91,000	*These figures pertain to S. I. H. S.
2	Cost of Lands	22,08,937	23,58,274	59,967	33,50,000	28,23,700	.....	.....	.....	
3	(*i*) New Works exclusive of cost of land.	.....	.....	.....	1,91,24,954	1,32,76,954	*2,02,84,800	2,02,27,800	2,02,27,800	
	(*ii*) Cost of land	.....	.....	.....	.....	.....	.....	.....	.....	
4	Establishment charges capitalised ...	7,74,669	1,42,254	1,79,897	13,00,000	9,00,000	15,00,000	9,64,000	9,64,000	
5	Tools and Plant	(—) 56,508	41,640	843	30,000	20,000	30,000	30,000	30,000	
6	Unforseen Expenditure	.....	.....	(—)331	50,000	50,000	70,000	70,000	70,000	
7	Amounts transferred to—									
	(*a*) Depreciation Fund	.....	.....	.....	.....	.....	.....	.....	.....	
	(*b*) To repay Government loans ...	.....	68,98,772	22,65,463	7,82,123	9,18,833	.....	5,47,237	5,47,237	
8	(*a*) Amounts transferred to other head...	.....	.....	.....	.....	.....	.....	.....	.....	
	(*b*) Minor original works	.....	.....	.....	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	
9	Suspense Accounts	13,19,808	(—)4,65,508	15,48,971	.....	(—)2,09,605	.....	.....	.....	
	Total ...	1,17,40,804	1,00,36,555	59,22,344	2,76,87,077	2,11,36,642	3,09,75,800	3,09,30,037	3,09,30,037	

APPENDIX.

	Rs. a. p.
Amount of Loan declared under section 54(2) of the Bombay Housing Board Act, 1948	1,12,95,677 12 2
Loans drawn from Government during 1949–50	1,74,00,000 0 0
Loans drawn from Government during 1950–51	1,48,64,000 0 0
Loans drawn from Government during 1951–52	....
Loans drawn from Government during 1952–53	....
Loans drawn during 1953–54	1,37,00,000 0 0
	5,72,59,677 12 2

Amounts repaid by the Board to the Government during 1949–50	*Nil.*
During 1950–51	*Nil.*
During 1951–52	84,48,772
During 1952–53	27,85,232
Repaid and expected to be repaid during 1953–54	13,71,012
Depreciation Fund accumulation for 1953–54	+4,52,179
Total ..	17,41,320

Amount remaining unutilized with the Bombay Housing Board—	Rs.
At close of 1949–50	46,53,686
At close of 1950–51	77,76,882
At close of 1951–52	46,39,099
At close of 1952–53	9,91,378
At close of 1953–54	*Nil.*

V.—BUDGET ESTIMATES OF THE BOMBAY HOUSING BOARD, BOMBAY

FUNDS—DEPOSITS AND ADVANCES.

Serial No.	Particulars.	1950–51 Accounts.	1951–52 Accounts.	1952–53 Accounts.	1953–54 Budget.	1953–54 Revised Estimates.	1954–55 Budget.	Estimates approved by the Administrative Department.	Estimates approved by the Finance Department.	Remarks.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
	FUNDS.									
	Depreciation Fund.									
(1)	Amount brought forward from previous year—Opening Balance.	2,23,231	5,22,532	8,56,203	11,83,246	11,67,736	15,12,537	15,12,537	15,12,537	
	Add—Amount transferred from Revenue Account.	2,99,301	3,33,671	3,11,532	3,25,146	3,44,622	5,47,237	5,47,237	5,47,237	
	Add—Interest realised to be charged to Revenue Account.	....	....	....	....	....	....	....	....	
	Total ..	5,22,532	8,56,203	11,67,735	15,08,392	15,12,357	20,59,774	20,59,774	20,59,774	
(2)	Provident Fund (Staff)				*Nil.*					Bombay Housing Board Contributory Provident Fund is not operated upon by the Board.
(3), (4) and (5)	.. ..				*Nil.*					

VI—BUDGET ESTIMATES OF THE BOMBAY HOUSING BOARD, BOMBAY—INVESTMENT ACCOUNT

Nil.

No investments are envisaged out of the Depreciation Fund or the Contributory Provident Fund.

Details of the Works-in-Progress and New Works Proposed in the Budget Estimates for 1954–55.

Serial No.	Description of the Work or Project.	Total Estimated cost of the work.	Expenditure to end of 1953–54.	Accounts, 1952–53.	Budget, 1953–54.	Revised Estimate for 1953–54.	Budget Estimate for 1954–55.	Estimate approved by the Administrative Department.	Estimate approved by the Finance Department.	Remarks.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
	SUBSIDISED INDUSTRIAL HOUSING SCHEME.									
	I—Works-in-Progress.									
1	Constructing 450 tenements on Survey No. 14 at Chembur, Bombay.	20,25,000	8,25,000	.....	20,25,000	8,25,000	12,00,000	12,00,000	12,00,000	*Works 1 to 5.*—(*a*) These works comprise of the Government of India's Subsidised Industrial Housing Scheme provisions for which were sanctioned by Government in the Budget Estimates for 1953–54. (*b*) Sanction to the Execution of these schemes was accorded by the Government of India, *vide* their letters No. H-5-A-(6)/52 of 11th February 1953 and No. H-5-A-(6)/52 of 12th March 1953 and by the Government in the P. W. D., *vide* G. L. No. (1) IHS-1152/22848-H of 7th March 1953, (2) IHS-1153/38261-H of 11th April 1953 and (3) IHS-1153/103538 H-I of 10th October 1953.
2	Constructing 1,575 tenements on Survey No. 14 at Chembur, Bombay.	70,87,500	28,87,500	.....	70,87,500	28,87,500	42,00,000	42,00,000	42,00,000	*Works 1 to 3.*—The possession of the land required for these schemes was handed over to this Organisation only on 15th June 1953. As the monsoon season has already set in then, the work of filling in the low lying area, excavation etc. could not be undertaken till the monsoon season was over. As the monsoon was extremely heavy this year (1953–54) it was impossible to carry out the work of filling in the low lying area. In view of this, the work on these schemes was commenced in October 1953. In the initial stage it takes some time to carry out the work of filling in the area, excavation etc. and as such the work above plinth level can only be commenced by January 1954. In view of these difficulties the work on these schemes could not be completed during 1953–54.
3	Constructing 114 tenements on Survey No. 14 at Chembur, Bombay.	6,48,000	3,00,000	.....	6,48,000	3,00,000	3,48,000	3,48,000	3,48,000	(*c*) The provision proposed herein is required for completion of these schemes during 1954–55.
4	Constructing 444 tenements on Survey Nos. 68 to 83 at Chembur, Bombay.	19,98,000	8,98,000	.....	19,98,000	8,98,000	11,00,000	11,00,000	11,00,000	*Work No. 4.*—As a result of monsoon season the work on this scheme was commenced in October 1953. Due to the difficulties as explained above in respect of schemes 1, 2 and 3 the work on this scheme could not be completed during 1953–54. Provision proposed herein is required for completion of this scheme during 1954–55.

Serial No.	Description of the Work or Project.	Total Estimated cost of the work.	Expenditure to end of 1953–54.	Accounts, 1952–53.	Budget, 1953–54.	Revised Estimates, 1953–54.	Budget Estimate for 1954–55.	Estimate approved by the Administrative Department.	Estimate approved by the Finance Department.	Remarks.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
5	Constructing 1,050 tenements on Malak Saban Lands, Ahmedabad	31,43,700	10,00,000	.....	10,00,000	10,00,000	21,43,000	21,43,000	21,43,000	*Work No. 5.*—Sanction to the execution of this scheme was accorded by Government on 10th October 1953 *vide* Government Letter, P. W. D., No. IHS-1153/ 103538-H-I of 10th October 1953. As it takes some time to call for tenders, to fix up the contracts the work on this scheme would be commenced earliest by the middle of December 1953. As the time then left for the close of the financial year 1953–54 is short the work on this scheme could not be completed during 1953–54. Provision proposed herein is required for completion of this scheme during 1954–55.
	Total, Works-in-Progress ...	1,49,02,200	59,10,500	.....	1,27,58,500	59,10,500	89,91,000	89,91,000	89,91,000	
	II—New Subsidised Housing Schemes, Bombay.									
1	Constructing 1,080 tenements on the remaining land in Survey No. 14 at Chembur, Bombay.	48,60,000	.....	.....	.....	.....	48,60,000	48,60,000	48,60,000	It is proposed to construct 1,080 tenements on the land on Survey No. 14 at Chembur. The plans for this scheme are the same as per those sanctioned by Government for schemes 1, 2 and 3 (on Survey No. 14 at Chembur) mentioned under "Works-in-Progress".
2	Constructing 756 tenements on Government land in Survey No. 103 of village Kirol contiguous to Survey No. 14 of Chembur.	34,02,000	.....	.....	.....	.....	34,02,000	34,02,000	34,02,000	(*a*) It is proposed to construct 756 tenements on Government land in Survey No. 103 of village Kirol. This portion of land is contiguous with the land in Survey No. 14 at Chembur where the work of construction of 2,169 tenements is in progress and where 1,080 more tenements are proposed—*vide* work No. 1 above. (*b*) It is proposed to construct these tenements on undeveloped Government land assuming that the same would be made available free of cost. In case any payment is to be made on account of the cost of Government land the cost will be increased to that tent. The plans for this scheme are the same as per those sanctioned by Government for the schemes on Survey No. 14 at Chembur.
3	Constructing 144 tenements on the remaining lands adjacent to Survey Nos. 68 to 71 of Chembur, Bombay.	6,48,000	.....	.....	.....	.....	6,48,000	6,48,000	6,48,000	It is proposed to construct 144 tenements on the land at Chembur. The plans for this scheme are the same as per those sanctioned by Government, for construction of 450 and 444 tenements on land in Survey Nos. 68 to 72 at Chembur during the year 1953–54.

4	Constructing 336 tenements on the land at the Foot of Worli Hill, Bombay.	15,12,000	.....	. .	.....	.....	15,12,000	[illegible],000	15,12,000	It is proposed to construct multi-storeyed (Ground and three upper floors) tenements on the land at the Foot of Worli Hill, Bombay. The plans and estimate will be submitted to Government for approval shortly.
5	Constructing 72 tenements on plots 47, 48 and 49 of Survey No. XVI of Andheri Sector of Sahar at Andheri.	3,24,000	.....	. .	.. ..	.....	3,24,000	3,24,000	3,24,000	It is proposed to construct 72 multi-storeyed tenements on the land at Andheri. The plans and estimate will be submitted to Government for approval shortly.
	Ahmedabad.									
6	Constructing 2,136 tenements on the remaining lands at Malak Saban, Ahmedabad.	63,95,184	.....	.....	.....	.....	63,95,100	63,95,100	63,95,100	It is proposed to construct 2,136 tenements on Malak Saban lands, Ahmedabad. The plans for this scheme are the same as per those sanctioned by Government, for the construction of 2,866 tenements on Malak Saban lands during the year 1953–54.
7	Constructing 550 tenements at Ahmedabad.	16,46,700	.....	.....	.....	.....	16,46,700	16,46,700	16,46,700	It is proposed to construct 550 tenements in ground floor structures for Industrial workers on lands in Industrial area in Ahmedabad. Each tenement will consist of a living room and a kitchen, a compound with bathing place, and one *aqua privy* between two tenements.
	Poona.									
8	Constructing 100 tenements at Poona ...	2,80,000	.....	.....	.....	.....	2,80,000	2,80,000	2,80,000	The work of constructing 100 tenements of permanent type in industrial area is to be undertaken during 1954–55. The provision proposed is required to complete the work during 1954–55.
9	Constructing 100 tenements at Sholapur.	2,70,000	.....	.....	.....	.....	2,70,000	2,70,000	2,70,000	The work of constructing 100 tenements in ground floor buildings of permanent type is to be undertaken during 1954–55. The provision proposed is required to complete work during 1954–55.
10	Constructing 50 tenements at Hubli ...	1,42,500	.....	.....	.....	.....	1,42,500	1,42,500	1,42,500	The work of constructing 50 tenements in ground floor building of permanent type is to be undertaken during 1954–55. The provision proposed is required to complete the work during 1954–55.
11	Constructing 100 tenements at Jalgaon.	2,99,000	.....	.....	.....	.....	2,99,000	2,99,000	2,99,000	The work of constructing 100 tenements in ground floor buildings of permanent type is to be undertaken during 1954–55. The provision proposed is required to complete the work d ring 1954–55.
12	Constructing 100 tenements at Surat ...	2,99,000	.....	.....	.....	.....	2,99,000	2,99,000	2,99,000	The work of constructing 100 tenements in ground floor buildings of permanent type is to be undertaken during 1954–55. The proposed provision is required to complete the work during 1954–55.
13	Constructing 50 tenements at Nadiad ...	1,49,500	.....	.....	.....	.....	1,49,500	1,49,500	1,49,500	The work of constructing 50 tenements in ground floor buildings of permanent type is to be undertaken du ing 1954-55. The provision proposed is required to complete the work during 1954–55.
	Total, "New Works" ...	2,02,84,884	.....	.....	.....	.....	2,02,84,800	2,02,27,800	2,02,27,800	
	Grand Total ...	3,51,87,084	59,10,500	.....	1,27,58,500	59,10,500	2,92,75,800	2,92,18,800	2,92,18,800	

Schedule of Staff of Officers and Subordinates in the employ of the Bombay Housing Board, sanctioned for 1954-55.

Serial No.	Category of post and pay scale.	Posts sanctioned for 1954-55.
1	2	3
	Gazetted Rank Officers.	
1	Housing Commissioner. 1,300—60—1,600 (M)	1
2	Secretary, Bombay Housing Board. 500—40—700 (B)	1
3	Legal Adviser Remuneration as fixed by Bombay Housing Board	1
4	Assistant Housing Commissioner. 950—950—50—1,100 (B)	2
5	Executing Engineer including Personal Assistant to Housing Commissioner, Bombay. 500—30—650—E.B.—45—1,100 (M).	8
6	Works and Design Officer (Senior Deputy Engineer). 450—30—750 (M)	1
7	Deputy Engineers. 220—15—400—E.B.—20—500—E.B.—25—650 (M)	35
8	Estate Manager. 500—40—700 (B)	1
9	Chief Accounts Officer. 740—45—1,100 (B)	1
10	Assistant Estate Manager at Bombay. 220—15—400 (B)	2
11	Assistant Estate Manager at Ahmedabad. 220—15—400 (M)	1
	Total ..	54
	Non-Gazetted Staff.	
1	Senior Superintendent. 475—25—600 (B)	1
2	Junior Superintendent. 320—20—440 (B)	4
3	Senior Assistant. 210—15—300 (B)	6
4	Junior Assistant. 120—10—200—E.B.—10—250 (B)	6
5	Senior Accounts Clerk. 100—8—140 (M)	10
6	Senior Clerks (including Typists). 92—8—140 (M)	105
7	Junior Clerks. 46—3—85—E.B.—4—105 (M)	105
8	Cashier. 92—8—140 (M)	1
9	Assistant Cashier. 75—5—100—8—140 (M)	1
10	Stenographer. 140—8—220—10—270 (B)	1
11	Divisional Accountant. 130—10—250—E.B.—15—355 (M)	8
12	Head Clerk in Assistant Housing Commissioner's office. 220—10—300 (M)	2
13	Head Clerks in Executive Engineer and Estate Manager's office. 140—10—190 (M)	8
14	Storekeeper. 75—5—100—E.B.—8—140—10—150 (M)	7
15	Supervising Rent Collector. 100—8—140—10—200 (M)	1
16	Telephone Operator. 92—8—140 (M)	1
17	Meter Reader. 46—3—85—E.B.—4—105 (M)	2
18	Rent Collectors. 92—8—140 (M) and 75—5—100—8—140 (M)	24
19	First Clerks in Assistant Housing Commissioner's office. 150—10—200 (M)	2
20	Senior Auditor. 150—10—200 (M)	2
21	Auditors. 92—8—140 (M)	9
22	Record Keeper. 46—3—85—E.B.—4—105 (M)	1
23	Sanitary Inspector at Bombay. 80—5—120—E.B.—8—160 (B)	2
24	Sanitary Inspector at Ahmedabad. 80—5—120—E.B.—8—160 (M)	1
25	Senior Architectural Assistant. 240—20—400—E.B.—20—600 (M)	1
26	Architectural Assistant. 240—20—400 (M)	1
27	Overseers. 80—5—100—8—140—E.B.—10—220—E.B.—10—270 (M)	127

Serial No.	Category of post and pay scale.	Posts sanctioned for 1954–55.
1	2	3
	Non-Gazetted Staff—contd.	
28	Head Draftsman. 180—10—270 (M) or 150—10—200 (M)	2
29	Draftsman. 110—10—180 (M) or 100—4—120—E.B.—5—170 (M) according to qualification	8
30	Assistant Draftsman. 70—5—120 (M)	3
31	Tracers. 46—3—85—E.B.—4—105 (M)	19
32	Computors. 46—3—85—E.B.—4—105 (M)	2
33	Comptists. 92—8—140 (M)	1
34	Electrician. 55—3—85—4—105 (M)	1
35	Maistry. 55—3—85—4—105 (M)	3
36	Pump attendant-*cum*-fitter. 55—3—85—4—105 (M)	2
37	Sweepers. 30—½—35 (M)	124
38	Mukadam. 35—½—40 (M)	5
39	Motar Driver. 65—5—80 (B)	1
40	Daftary's in Housing Commissioner, Chief Accounts Officer, Estate Manager's Office. 40—1—50—2—60 (B) ...	3
41	Daftary's in Assistant Housing Commissioner and Executive Engineer's Office. 35—1—50 (M)	9
42	Havaldar. 50—1—55 (B)	1
43	Naik n Housing Commissioner's and Estate Manager's Office. 40—1—50 (B)	2
44	Naik in Assistant Housing Commissioner and Executive Engineer's office. 35—1—45 (M)	9
45	Peons in Bombay Housing Board, Housing Commissioner, Chief Accounts Officer's office and Estate Manager's office. 35—½—40 (B).	34
46	Peons in Assistant Housing Commissioner Executive Engineer and Estate Manager, Ahmedabad. 30—½—35(M)	104
47	Chowkidar in Housing Commissioner's office. 35—½—40 (B)	2
48	Chowkidar in Assistant Housing Commissioner and Executive Engineer. 30—½—35 (M)	9
49	Hamal. 35—½—40 (B)	3
50	Cycle Messenger. 35—½—40 (B)	1
51	Sweeper-*cum*-Hamal. 35—½—40 (B)	1
52	Sweeper-*cum*-Hamal. 35—½—40 (M)	1
53	Mali. 35—½—40 (B)	1
54	Japtidar. 35—½—40 (B)	3
		793

Statement showing the special pays attached to the various posts.

(1) The Executive Engineer, Housing Division, Ahmedabad, is allowed a special pay of Rs. 75 per month for doing the Estate Management work. (Please *vide* Resolution No. 176 of the Bombay Housing Board, dated 14th December 1949 and the Government, Labour and Housing Department, Letter No. 655/48/26432-E, dated 10th August 1951).

(2) Deputy Engineers attached to the office of the Housing Commissioner will get a special pay of Rs. 50 per month. (Please *vide* Government Memorandum, Political and Services Department, No. 670/46-F, dated 22nd August 1947).

(3) Overseers attached to the offices of the Housing Commissioner, Assistant Housing Commissioners and Executive Engineers will get a special pay of Rs. 20 per month each. (Please *vide* Government Memorandum, Political and Services Department, No. 670/46-F, dated 20th February 1948).

(4) Cashiers in the offices of the Housing Commissioner and the Chief Accounts Officer, Bombay Housing Board, will get a special pay of Rs. 20 per month each. Senior Cashier in the office of the Estate Manager, Bombay Housing Board will get Rs. 30 per month. (Please *vide* Political and Services Department, No. 670/46-F, dated 13th January 1947, Bombay Housing Board's No. 30, dated 6th May 1945 and Bombay Housing Board No. 21, dated 11th April 1949 respectively.)

(5) Peon taking out Cyclostyle copies will get allowance of Rs. 2 per month. (Please *vide* Government Memorandum, Political and Services Department, No. 538/46-F, dated 26th February 1947).

SANCTIONED HOUSING PROGRAMME OF THE BOMBAY HOUSING BOARD FOR 1954–55.

APPROXIMATE COST OF WORK.

Serial No.	General type of work.	Total estimated cost.	Anticipated expenditure up to end of 1953–54	Proposed expenditure during 1954–55.	Short description and scope of the proposed work.
1	2	3	4	5	6
		Rs.	Rs.	Rs.	
	SUBSIDIZED INDUSTRIAL HOUSING SCHEME.				
	I.—WORKS-IN-PROGRESS.				
1	Constructing 450 tenements on S. No. 14 at Chembur, Bombay.	20,25,000	8,25,000	12,00,000	The work of constructing 450 tenements in storeyed R. C. C. buildings of permanent type is in progress. The provision proposed is required to complete the work during 1954–55.
2	Constructing 1,575 tenements on S. No. 14 at Chembur, Bombay.	70,87,500	28,87,500	42,00,000	The work of constructing 1,575 tenements in storeyed R. C. C. buildings of permanent type is in progress. The provision proposed is required to complete the work during 1954–55.
3	Constructing 144 tenements on S. No. 14 at Chembur, Bombay.	6,48,000	3,00,000	3,48,000	The work of constructing 144 tenements in storeyed R. C. C. buildings of permanent type is in progress. The provision proposed is required to complete the work during 1954–55.
4	Constructing 444 tenements on S. Nos. 68 to 83 at Chembur, Bombay.	19,98,000	8,98,000	11,00,000	The work of constructing 444 tenements in storeyed R. C. C. buildings of permanent type is in progress. The provision proposed is required to complete the work during 1954–55.
5	Constructing 1,050 tenements on Malak Saban lands, Ahmedabad.	31,43,700	10,00,000	21,43,000	The work of constructing 1,050 tenements in ground floor buildings of permanent type is in progress. The provision proposed is required to complete the work during 1954–55.
	Total "Works-in-progress" ...	1,49,02,200	59,10,500	89,91,000	
	II.—NEW SUBSIDIZED HOUSING SCHEMES.				
	Bombay.				
1	Constructing 1,080 tenements on the remaining land in S. No. 14 at Chembur, Bombay.	48,60,000	.....	48,60,000	It is proposed to construct 1,080 multi-storeyed tenements of permanent type on the land in S. No. 14 of Chembur for Industrial workers, consisting of a living room and a kitchen with common amenities.
2	Constructing 756 tenements on Government land in S. No. 103 of village Kirol contiguous to S. No. 14 of Chembur, Bombay.	34,02,000	.....	34,02,000	It is proposed to construct 756 multi-storeyed tenements of permanent type for Industrial workers on Government land in S. No. 103 of village Kirol near S. No. 14 of Chembur. Each tenement consists of a living room and a kitchen with common amenities.
3	Constructing 144 tenements on the remaining lands adjacent to S. Nos. 68 to 71, Chembur, Bombay.	6,48,000	.....	6,48,000	It is proposed to construct 144 multi-storeyed tenements of permanent type consisting of one living room and a kitchen with common amenities, for Industrial workers on the land adjacent to S. Nos. 68 to 71 at Chembur.
4	Constructing 336 tenements on the land at the Foot of Worli Hills, Bombay.	15,12,000	.....	15,12,000	It is proposed to construct 336 multi-storeyed tenements of permanent type for Industrial workers on lands at Foot of Worli Hills, Bombay, consisting of a living room and a kitchen with common amenities.
5	Constructing 72 tenements on plots 47, 48 and 49 of S. No. XVI of Andheri Sector of Sahar of Andheri.	3,24,000	.....	3,24,000	It is proposed to construct 72 multi-storeyed tenements of permanent type for Industrial workers on land at Andheri, Bombay, consisting of a living room and a kitchen with common amenities.

Serial No.	General type of work.	Total estimated cost.	Anticipated expenditure up to end of 1953–54.	Proposed expenditure during 1954–55.	Short description and scope of the proposed work.
1	2	3	4	5	6
		Rs.	Rs.	Rs.	
	Ahmedabad.				
6	Constructing 2,136 tenements on the remaining lands at Malak Saban, Ahmedabad.	63,95,184	....	63,95,100	It is proposed to construct 2,136 tenements in ground floor structures for Industrial workers on the lands at Malak Saban Tank, Ahmedabad. Each tenement will consist of a living room and a kitchen, a compound with bathing place and one *aqua privy* between two tenements.
7	Constructing 550 tenements at Ahmedabad.	16,46,700	....	16,46,700	It is proposed to construct 550 tenements in ground floor structures for Industrial workers on lands in Industrial area in Ahmedabad. Each tenement will consist of a living room and a kitchen, a compound with bathing place and one *aqua privy* between two tenements.
	Poona.				
8	Constructing 100 tenements at Poona ..	2,80,000	....	2,80,000	The work of constructing 100 tenements in ground floor buildings of permanent type in industrial area is to be undertaken during 1954–55. The provision proposed is required to complete the work during 1954–55.
9	Constructing 100 tenements at Sholapur.	2,70,000	....	2,70,000	The work of constructing 100 tenements in ground floor buildings of permanent type is to be undertaken during 1954–55. The provision proposed is required to complete the work during 1954–55.
10	Constructing 50 tenements at Hubli ..	1,42,500	....	1,42,500	The work of constructing 50 tenements in ground floor buildings of permanent type is to be undertaken during 1954–55. The provision proposed is required to complete the work during 1954–55.
11	Constructing 100 tenements at Jalgaon.	2,99,000	....	2,99,000	The work of constructing 100 tenements in ground floor buildings of permanent type is to be undertaken during 1954–55. The provision proposed is required to complete the work during 1954–55.
12	Constructing 100 tenements at Surat ..	2,99,000	....	2,99,000	The work of constructing 100 tenements in ground floor buildings of permanent type is to be undertaken during 1954–55. The proposed provision is required to complete the work during 1954–55.
13	Constructing 50 tenements at Nadiad ..	1,49,500	....	1,49,500	The work of constructing 50 tenements in ground floor buildings of permanent type is to be undertaken during 1954–55. The provision proposed is required to complete the work during 1954–55.
	Total " New Works (II) " ..	2,02,27,884	....	2,02,27,800	
	Grand Total (I and II) ..	3,51,30,084	59,10,500	2,92,18,800	
	III.—Juhu-Vile Parle Development Scheme.				
	(*a*) Land Acquisition	18,56,282	....	....	As per paragraph 4 of Government Letter (Labour and Housing Department) No. 119/48-F, dated the 1st April 1950, the amount of Rs. 15,52,179 has been fixed by Government as a revolving loan towards the cost of land remaining unallotted.
	(*b*) Arterial Roads	18,03,873	....	....	
	(*c*) Canalisation and diversion of Nallas and construction of bunds.	4,41,716	....	....	The works mentioned at (*c*) and (*d*) have been completed. The work of constructing Arterial Roads mentioned at (*d*) is in progress and expected to be completed by March 1954.
	(*d*) Construction of cross drainage works	2,91,750	....	....	
	(*e*) Filling in the land	31,35,661	....	....	The work of filling in the land mentioned at (*e*) is in progress and expected to be completed by August 1955.
	Total ..	75,29,282	....	....	
	Estimated cost to be borne by the Bombay Housing Board pending the disposal of the land remaining unallotted.	15,52,179	15,52,179	....	
	Grand Total (I, II and III) ..	3,66,82,263	74,62,679	2,92,18,800	

BOMBAY : PRINTED AT THE GOVERNMENT CENTRAL PRESS.

GOVERNMENT OF INDIA.
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No.HI.5.A(50)/54-I. New Delhi, the 22nd January 1955.

From

Shri G.Jagathpathi,I.A.S.,
Under Secretary to the Govt. of India.

To

The Secretary to the Govt. of Bombay,
Public Works Department,
Bombay Castle,
Bombay-1.

Subject:-Subsidised Industrial Housing Scheme -
Construction of 100 tenements at Jalgaon.

...

Sir,

With reference to your letter No.IHS 1154/147387-H, dated the 26th November 1954, I am directed to state that the Government of India are pleased to approve your proposal for the construction of 100 one-roomed single storeyed tenements at Jalgaon, in accordance with the plans and specifications approved by this Ministry. It should, however, be clearly understood that this approval is no guarantee to the structural safety of the tenements that may be constructed by you under the Scheme. That aspect is clearly the responsibility of the State Government and the constructing agencies employed by them.

2. The sanction of the President is, accordingly, conveyed to the grant to the Govt. of Bombay of a subsidy not exceeding Rs.135000 (Rupees one lakh thirty five thousand only) and an equal amount as loan for the construction of 100 one roomed single storeyed tenements subject to the terms and conditions set out in the Subsidised Industrial Housing Scheme, of the Government of India. The amounts have been calculated as follows:-

Maximum cost of construction accepted for the purpose of loan/subsidy @Rs.2260 per tenement (2260 x 100)	Rs.2,26,000
Cost of land and its development(440x100)	Rs. 44,000
Total.	Rs.2,70,000
Subsidy @50% of the cost.	Rs.1,35,000
Loan @50% of the cost.	Rs.1,35,000

3. The tenements must be allotted only to industrial workers falling under the Factories Act, 1948, and not to any others. The allotment of these tenements to State Govt. employees will be governed by para 6(i) of the Subsidised Housing Scheme for Industrial Workers, 1953-56.

4. The loan and subsidy will be paid as follows:-

(a) 33⅓% of the loan amount on receipt of the State Government's acceptance of the terms and conditions herein set forth;

(b) 33⅓% of the loan amount when the construction of all the tenements reaches plinth level;

(c) ..

(c) 33⅓% of the loan amount when the construction on all the tenements reaches roof level;

(d) 66⅔% of the subsidy amount when the construction of all the tenements is complete; and

(e) 33⅓% of the subsidy amount on receipt and acceptance of the audited figures of the cost of complete construction.

It may, please, be noted that the general sanction is no authority for making actual payment of any instalment of loan and subsidy, specific sanction for which will be issued later on at the prescribed stages of implementation of the project.

5. The rents chargeable in respect of these tenements will be in accordance with para 7 of the Subsidised Industrial Housing Scheme.

6. A monthly progress report showing the progress of the work may kindly be submitted to the Government of India in the form in Annexure I by the 15th of the month following that to which it relates. A quarterly report as in Annexure II should also be sent within a month after the quarter to which it relates.

7. A draft of the agreement that the Government of [illegible] propose to enter into with private industrialists, defining the terms and conditions according to which the Subsidised Industrial Housing Scheme should be operated by them is at appendix X 'B' of the Scheme. While there is no intention of asking the State Government to sign a similar agreement it is the desire of the Government of India that the State Government should sincerely observe the spirit of that agreement; an assurance from you in this regard would be appreciated.

8. The subsidy and loan are debitable to the major head "88-Grants for Development -Grants for Industrial Housing" and the head "Q-Loans and Advances by Central Government-Loans to State Governments (Charged)", respectively The payment of subsidy will be accounted for by the Accountant General, Bombay, and that of the loan centrally by the Accountant General, Central Revenues.

9. The receipt of this letter may kindly be acknowledged, indicating that the terms and conditons detailed therein are acceptable to your Government.

Yours faithfully,

Sd/-G.Jagathpathi,
Under Secretary to the Govt. of India.

Copy with six spare copies forwarded to the Ministry of Finance (Works Division) for communication to the Accounts Officers concerned. That Ministry concurred in vide their u.o. No.40-W/55, dated the 14th January 1955.

Copy ..

Copy also forwarded to the :-

1. Planning Commission (Shri M.R.Kothandaraman).
2. Ministry of Labour (Shri S.T.Merani).
3. Press Information Bureau (Shri Trivedi).
4. Ministry of Commerce & Industry (Shri Hejmadi).
5. Ministry of States.
6. Accountant General, Central Revenues, New Delhi.
7. Accountant General, Bombay.
8. Budget Branch, Ministry of Finance.
9. Budget Branch, Ministry of W.H. & S.
10. Housing Adviser.
11. Sanction file.

Sd/-G.Jagathpathi,
Under Secretary to the Govt. of India.

AG/3.3.55

GOVERNMENT OF INDIA.
MINISTRY OF WORKS, HOUSING AND SUPPLY.

...

No.HI/5.A(50)/54-II. Dated New Delhi, the 22nd January 1955.

From

Shri G.Jagathpathi, I.A.S.,
Under Secretary to the Govt. of India.

To

The Secretary to the Govt. of Bombay,
Public Works Department,
Bombay Castle, Bombay-1.

Subject:-Subsidised Industrial Housing Scheme -
Construction of 100 tenements at Poona.

...

Sir,

With reference to your letter No.IHS/1154/147387-H dated the 26th November 1954, I am directed to state that the Government of India are pleased to approve your proposal for the construction of 100 one roomed single storeyed tenements Poona, in accordance with the plans and specifications approved by this Ministry. It should, however, be clearly understood that this approval is no guarantee to the structur safety of the tenements that may be constructed by you under the scheme. That aspect is clearly the responsibility of the State Government and the constructing agencies employed by them.

2. The sanction of the President is, accordingly, conveyed to the grant to the Government of Bombay of a subsidy not exceeding Rs.1,35,000 (Rupees one lakh thirty-five thousand only) and an equal amount as loan for the construction of 100 one-roomed, single-storeyed tenements subject to the terms and conditions set out in the Subsidised Industrial Housing Scheme, of the Government of India. The amounts have been calculated as follows:-

Maximum cost of construction accepted for the purpose of loan/subsidy @Rs.2260 per tenement (2260 x 100)	Rs.2,26,000
Cost of land and its development (440 x 100)	Rs. 44,000
Total.	Rs.2,70,000
Subsidy @ 50% of the cost	Rs.1,35,000
Loan @ 50% of the cost.	Rs.1,35,000

3. The tenements must be allotted only to industrial workers falling under the Factories Act, 1948, and not to any others. The allotment of these tenements to State Government employees will be governed by para 6(i) of the Subsidised Housing Scheme for Industrial Workers, 1953-56.

4. The loan and subsidy will be paid as follows:-

(a) 33⅓% of the loan amount on receipt of the State Govt.'s acceptance of the terms and conditions herein set forth;

(b) 33⅓% of the loan amount when the construction of all the tenements reaches plinth level;

(c) ...

(c) 33⅓% of the loan amount when the construction on all the tenements reaches roof level;

(d) 66⅔% of the subsidy amount when the construction of all the tenements is complete; and

(e) 33⅓% of the subsidy amount on receipt and acceptance of the audited figures of the cost of complete construction.

It may, please, be noted that the general sanction is no authority for making actual payment of any instalment of loan and subsidy, specific sanction for which will be issued later on at the prescribed stages of implementation of the project.

5. The rents chargeable in respect of these tenements will be in accordance with para 7 of the Subsidised Industrial Housing Scheme.

6. A monthly progress report showing the progress of the work may kindly be submitted to the Government of India in the form in Annexure I by the 15th of the month following that to which it relates. A quarterly report as in Annexure II should also be sent within a month after the quarter to which it relates.

7. A draft of the agreement that the Government of India propose to enter into with private industrialists, defining the terms and conditions according to which the Subsidised Industrial Housing Scheme should be operated by them is at appendix ~~X~~ 'B' of the Scheme. While there is no intention of asking the State Government to sign a similar agreement it is the desire of the Government of India that the State Government should sincerely observe the spirit of that agreement; an assurance from you in this regard would be appreciated.

8. The subsidy and loan are debitable to the major head "88-Grants for Development -Grants for Industrial Housing" and the head "Q-Loans and Advances by Central Government-Loans to State Governments (Charged)", respectively The payment of subsidy will be accounted for by the Accountant General, Bombay, and that of the loan centrally by the Accountant General, Central Revenues.

9. The receipt of this letter may kindly be acknowledged, indicating that the terms and conditons detailed therein are acceptable to your Government.

Yours faithfully,

Sd/-G.Jagathpathi,

Under Secretary to the Govt. of India.

Copy with six spare copies forwarded to the Ministry of Finance (Works Division) for communication to the Accounts Officers concerned. That Ministry concurred in vide their u.o. No.40-W/55, dated the 14th January 1955.

Copy ...

Copy also forwarded to the :-

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2. Ministry of Labour (Shri S.T.Merani).
3. Press Information Bureau (Shri Trivedi).
4. Ministry of Commerce & Industry (Shri Hejmadi).
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6. Accountant General, Central Revenues, New Delhi.
7. Accountant General, Bombay.
8. Budget Branch, Ministry of Finance.
9. Budget Branch, Ministry of W.H. & S.
10. Housing Adviser.
11. Sanction file.

Sd/-G.Jagathpathi,
Under Secretary to the Govt. of India.

AG/3.3.55

GOVERNMENT OF INDIA.
MINISTRY OF WORKS, HOUSING & SUPPLY.

No.HI/5.A(50)/54-III. New Delhi, Dated the 22nd January 1955.

From

Shri G.Jagathpathi, I.A.S.,
Under Secretary to the Government of India.

To

The Secretary to the Government of Bombay,
Public Works Department,
Bombay Castle,
Bombay-1.

SUBJECT:- Subsidised Industrial Housing Scheme -
Construction of 100 tenements at Sholapur.

...

Sir,

With reference to your letter No.IHS/1154/147387-H dated the 26th November 1954, I am directed to state that the Government of India are pleased to approve your proposal for the construction of 100 one-roomed single storeyed tenements at Sholapur, in accordance with the plans and specifications approved by this Ministry. It should, however, be clearly understood that this approval is no guarantee to the structural safety of the tenements that may be constructed by you under the scheme. That ~~xxx~~ aspect is clearly the responsibility of the State Government and the constructing a-gencies employed by them.

2. The sanction of the President is, accordingly, conveyed to the grant to the Government of Bombay of a subsidy not exceeding Rs.1,35,000 (Rupees one lakh thirty-five thousand only) and an equal amount as loan for the construction of 100 one-roomed single storeyed tenements subject to the terms and condition set out in the Subsidised Industrial Housing Scheme, of the Government of India. The amounts have been calculated as follows:-

Maximum cost of construction accepted for the purpose of loan/subsidy @Rs.2260 per tenement (2260 x 100)	Rs. 2,26,000
Cost of land and its development (440 x 100)	Rs. 44,000
	Rs. 2,70,000
Subsidy @50% of the cost.	Rs. 1,35,000
Loan @50% of the cost.	Rs. 1,35,000

3. The tenements must be allotted only to industrial workers falling under the Factories Act, 1948, and not to any others. The allotment of these tenements to State Government employees will be governed by para 6(i) of the Subsidised Housing Scheme for Industrial Workers, 1953-56.

4. The loan and subsidy will be paid as follows:-

(a) 33⅓% of the loan amount on receipt of the State Government's acceptance of the terms and conditions herein set forth;

(b) 33⅓% of the loan amount when the construction of all the tenements reaches plinth level;

(c) .....

Copy also forwarded to the :-

1. Planning Commission (Shri M.R.Kothandaraman).
2. Ministry of Labour (Shri S.T.Merani).
3. Press Information Bureau (Shri Trivedi).
4. Ministry of Commerce & Industry (Shri Hejmadi).
5. Ministry of States.
6. Accountant General, Central Revenues, New Delhi.
7. Accountant General, Bombay.
8. Budget Branch, Ministry of Finance.
9. Budget Branch, Ministry of W.H. & S.
10. Housing Adviser.
11. Sanction file.

Sd/-G.Jagathpathi,
Under Secretary to the Govt. of India.

AG/3.3.55

GOVERNMENT OF INDIA.
Ministry of Works Housing and Supply.

No.HI.5A(50)/54-IV, dated the 22nd January, 1955. New Delhi.

From

Shri G.Jagathpathi, I.A.S.,
Under Secretary to the Government of India.

To

The Secretary to the Government of Bombay,
Public Works Department. Bombay Castle,
Bombay -1.

Subject:- Subsidised Industrial Housing Scheme - Construction of 50 tenements at Hubli.

Sir,

With reference to your letter No.IHS.1154/147387-H, dated the 26th November, 1954, I am directed to state that the Government of India are pleased to approve your proposal for the construction of 50 one roomed single storeyed tenements at Hubli, in accordance with the plans and specifications approved by this Ministry. It should, however, be clearly understood that this approval is no guarantee to the structural safety of xxxx the tenements that may be constructed by you under the scheme. That aspect is clearly the responsibility of the State Government and the constructing agencies employed by them.

2. The sanction of the President is, accordingly, conveyed to the grant to the Government of Bombay of a subsidy not exceeding Rs.67,500 (Rupees sixty seven xxx thousand five hundred only) and an equal amount as loan for the x construction of 50 one-roomed, single storeyed tenements subject to the terms and conditions set out in the Subsidised Industrial Housing Scheme, of the Government of India. The amounts have been calculated as follows:-

Maximum cost of construction accepted for the purpose of loan/subsidy @ Rs.2260 xxx per tenement.(2260 x 50).		Rs.1,13,000
Cost of land and its development 440 x 50).....		Rs. 22,000
	Total :-	Rs.1,35,000
Subsidy @ 50% of the cost, ...		Rs. 67,500
Loan @ 50% of the cost.		Rs. 67,500

3. The tenements must be allotted only to industrial workers falling under the Factories Act, 1948, and not to any others. The x allotment of these tenements to State Government xxxxxxx employees will be governed by para.6(i) of the Subsidies Housing Scheme for Industrial Workers, 1956-56.

4. The loan and subsidy will be paid as follows :-

(a) 33-1/3% of the loan amount on receipt of the State Government's acceptance of the terms and conditions herein set forth.

(b) 33-1/3% of the loan amount when the construction of all the tenements xxxx reaches plinth level;

(c) 33-1/3% of the loan amount when the construction on all the tenements reaches xxxx roof level.

(d) .....

(d) 66-2/3% or the subsidy amount when the construction of all the tenements is complete: and

(e) 33-1/3% of the subsidy amount on receipt and acceptance of the audited figures of the cost of complete construction.

It may, please, be noted that the general ~~of~~ sanction is no authority for making actual payment of any instalment of loan and subsidy, specific sanction for which will be issued later on at the prescribed stages of implementation of

5. The rents chargeable in respect of these tenements will be in accordance with para 7 of the Subsidised Industrial Housing Scheme.

6. A monthly progress report showing the progress of the work may kindly be submitted to the Government of India in the form in Annexture I by the 15th of the month following that to which it relates. A quarterly report as in Annexure II should also be sent within ~~xx~~ a month after the quarter to which it relates.

draft of the agreement that the Government of India propose to enter into with private industrialists, defining the terms and conditions according to which the Subsidised Industrial Housing Scheme should be operated by them is at appendix 'B' of the Scheme. While there is no intention of asking the State Government to sign a similar agreement it is the desire of the Government of India that the State Government should sincerely observe the spirit of that agreement; an assurance from you in this regard would be ~~x~~ appreciated.

~~8~~ 8. The subsidy and loan are debitable to the major head "88-Grants for Development-Grants for Industrial Housing" and the head "Q-Loans and Advances by Central Government-Loans to State Governments (Charged)", respectively. The payment of subsidy will be accounted for by the Accountant General, Bombay, and that of the loan centrally by the Accountant General, Central Revenues.

9. The receipt of this letter may kindly be acknowledged, indicating that the terms and conditions detailed therein are acceptable to your Government.

Yours faithfully,

Sd/- G.Jagathpathi,
Under Secretary to the Govt. of India.

Copy with six spare copies forwarded to the Ministry of Finance (Works Division) for communication to the Accounts Officers concerned. That Ministry concurred in vide their u.o. No.40-W/55, dated the 14th January, 1955.

GOVERNMENT OF INDIA
Ministry of Works, Housing and Supply.

No.HI/5-A(75)/54 Dated New Delhi, the 2nd February 1955.

From

Shri G. Jagathpathi, I.A.S.
Under Secretary to the Govt. of India.

To

The Secretary to the Government of Bombay,
Public Works Department,
Bombay Castle,
Bombay - 1

Subject :- Subsidised Industrial Housing Scheme - Construction of 2686 tenements at Ahmedabad.

Sir,

With reference to your letter No.IHS.1154/147879-H dated the 18th November 1954, I am directed to state that the Govt. of India are pleased to approve your proposal for the construction of 2686 one-roomed single storeyed tenements at Ahmedabad, in accordance with the plans and specifications approved by this Ministry. It should, however, be clearly understood that this approval is no guarantee to the structural safety of the tenements that may be constructed by you under the scheme. That aspect is clearly the responsibility of the State Government and the constructing agencies employed by them.

2. The sanction of the President is, accordingly, conveyed to the grant to the Govt. of Bombay of a subsidy not exceeding Rs.36,26,100/- (Rupees thirty six lakhs), twenty six thousand and one hundred only) and an equal amount as loan for the construction of 2686 one-roomed single storeyed tenements at Ahmedabad subject to the terms and conditions set out in the Subsidised Industrial Housing Scheme, of the Govt. of India and also the Annexure hereto. The amounts have been calculated as follows:-

Maximum cost of construction accepted for the purpose of loan/subsidy @ Rs.2700/- per tenement (2700 x 2686)	Rs.72,52,200
Total:	Rs.72,52,200
Subsidy @ 50% of the cost.	Rs.36,26,100
Loan @ 50% of the cost.	Rs.36,26,100

3. The tenements must be completed by December 1955 and must be allotted only to industrial workers falling under the Factories Act, 1948, and not to any others. The allotment of these tenements to State Govt. employees will be governed by para 6(i) of the Subsidised and Housing Scheme for Industrial Workers,1953-56.

4. The loan and subsidy will be paid as follows:-

(a) 33⅓% of the loan amount on receipt of the State Government's acceptance of the terms and conditions herein set forth;
(b) 33⅓% of the loan amount when the construction of all the tenements reaches plinth level;
(c) 33⅓% of the loan amount when the construction on all the tenements reaches roof level;
(d) 66⅔% of the subsidy amount when the construction of all the tenements is complete; and
(e) 33⅓% of the subsidy amount on receipt and acceptance of the audited figures of the cost of complete construction.

It.....

It may, please, be noted that [illegible] sanction is no authority for making actual payment of any instalments of loan and subsidy, specific sanctioned for which will be issued later on at the prescribed stages of implementation of the project.

5. A monthly progress report showing the progress of the work may kindly be submitted to the Govt. of India in the form as in Annexure I by the 15th of the month following that to which it relates. A quarterly report as in Annexure II should also be sent within a month after the quarter to which it relates.

6. A draft agreement that the Government of India propose to enter into with private industrialists, defining the terms and conditions according to which the Subsidised Industrial Housing Scheme should be operated by them is at appendix 'H' of the Scheme. While there is no intention of asking the State Govt. to sign a similar agreement, it is the desire of the Govt. of India that the State Govt. should sincerely observe the spirit of that agreement; an assurance from you in this regard would be appreciated.

7. The subsidy and loan are debitable to the major head '88-Grants for Development - grant for Industrial Housing" and the head "Q-Loans and Advances by Central Govt.-Loans to State Governments (Charged)", respectively. The payment of subsidy will be accounted for by the Accountant General, Bombay and that of the loan centrally by the Accountant General, Central Revenues.

8. The receipt of this letter may kindly be acknowledged, indicating that the terms and conditions detailed therein are acceptable to your Govt.

Yours faithfully,

Sd/- G.Jagathpathi,
Under Secretary to the Government of India.

Copy, with six spare copies forwarded to the Ministry of Finance (Works Division) for communication to the Accounts officers concerned. That Ministry concurred in vide their u.o. No.8543/W-55, dated the 22nd January 1955.

Copy also forwarded to the -

1. Planning Commission (Shri M.R. Kothandaraman)
2. Ministry of Labour (Dr. S.T. Merani)
3. Press Information Bureau (Shri Trivedi)
4. Ministry of Commerce & Industry (Shri Hejmadi)
5. Executive Engineer, Bombay Central Division, C.P.W.D., Bombay,
6. Ministry of States,
7. Accountant General, Central Revenues, New Delhi
8. Accountant General, Bombay.
9. Budget Branch, Ministry of Finance.
10. -do- Ministry of W.H. & S.,
11. Housing Adviser.
12. Sanction files.

Sd/- G.Jagathpathi,
Under Secretary to the Government of India.

GOVERNMENT OF INDIA.
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No.H.5.A(78)/54. New Delhi, the 2nd Feb. 1955.

From

Shri G.Jagathpathi, I.A.S.,
Under Secretary to the Govt. of India.

To

The Secretary to the Govt. of Bombay,
Public Works Department,
Bombay Castle,
Bombay-1.

Subject:-Subsidised Industrial Housing Scheme -
Construction of 100 tenements at Surat.

Sir,

With reference to your letter No.IHS 1154/140389-H dated the 19th November 1954, I am directed to state that the Government of India are pleased to approve your proposa for the construction of 100 one-roomed single storeyed tene ments at Surat, in accordance with the plans and specifi- cations approved by this Ministry. It should, however, be clearly understood that this approval is no guarantee to the structural safety of the tenements that may be constructed by you under the scheme. That aspect is clearly the res- ponsibility of the State Govt. and the constructing agencies employed by them.

2. The sanction of the President is, accordingly, conveyed to the grant to the Government of Bombay of a subsidy not exceeding Rs.1,35,000/-(Rupees one lakh thirty-five thousand only) and an equal amount as loan for the construction of 100 one roomed, single-storeyed tenements subject to the terms and conditions set out in the Subsidised Industrial Housing Scheme, of the Govt. of India as also those set out in the Annexure hereto. The amounts have been calculated as follows:-

Maximum cost of construction accepted for the purpose of loan/subsidy @Rs.2260 per tenements (2260x 100)	Rs.2,26,000
Cost of land and its development(440x100)	Rs. 44,000
	Rs.2,70,000
Subsidy @50% of the cost.	Rs.1,35000
Loan @ 50% of the cost.	Rs.1,35,000

2. The tenements must be completed by 31-3-55 and must be allotted only to industrial workers falling under the Factories Act, 1948, and not to any others subject to the provision of para 6(i) of the Subsidised Industrial Housing Scheme. The allotment of these tenements to State Govt. employees will be governed by para 6(i) of the Subsidised Housing Scheme for Industrial Workers, 1953-56.

4. The loan and subsidy will be paid as follows:-

(a) 33⅓% of the loan amount on receipt of the State Government's acceptance of the terms and conditions herein set forth;

(b) 33⅓% of the loan amount when the construction of all the tenements reaches plinth level;

(c) ..

(c) 33⅓% of the loan amount when the construction on all the tenements reaches roof level;

(d) 66⅔% of the subsidy amount when the construction of all the tenements is complete; and

(e) 33⅓% of the subsidy amount on receipt and acceptance of the audited figures of the cost of complete construction.

It may, please, be noted that the general sanction is no authority for making actual payment of any instalment of loan and subsidy, specific sanction for which will be issued later on at the prescribed stages of implementation of the project.

5. The rents chargeable in respect of these tenements will be in accordance with para 7 of the Subsidised Industrial Housing Scheme.

6. A monthly progress report showing the progress of the work may kindly be submitted to the Government of India in the form in Annexure I by the 15th of the month following that to which it relates. A quarterly report as in Annexure should also be sent within a month after the quarter to whic it relates.

7. A draft of the agreement that the Government of India propose to enter into with private industrialists, defining the terms and conditions according to which the Subsidised Industrial Housing Scheme should be operated by them is at appendix ~~x~~ 'B' of the Scheme. While there is no intention of asking the State Government to sign a similar agreement it is the desire of the Government of India that the State Government should sincerely observe the spirit of that agreement; an assurance from you in this regard would be appreciated.

8. The subsidy and loan are debitable to the major head "88-Grants for Development -Grants for Industrial Housing" and the head "Q-Loans and Advances by Central Government-Loans to State Governments (Charged)", respectively. The payment of subsidy will be accounted for by the Accountant General, Bombay, and that of the loan centrally by the Accountant General, Central Revenues.

9. The receipt of this letter may kindly be acknowledged, indicating that the terms and conditons detailed therein are acceptable to your Government.

Yours faithfully,

Sd/-G.Jagathpathi,
Under Secretary to the Govt. of India

Copy with six spare copies forwarded to the Ministry of Finance (Works Division) for communication to the Accounts Officers concerned. That Ministry concurred in vide their u.o. No.40-W/55, dated the 14th January 1955.

Copy with six spare copies forwarded to the Ministry of Finance (Works Division) for communicated to the Accounts Officers concerned. That Ministry concurred in vide their U.O.No.374-W/55, dated the 21st January 1955.

Copy also forwarded to the :-

1. Planning Commission (Shri M.R.Kothandaraman).
2. Ministry of Labour (Shri S.T.Merani).
3. Press Information Bureau (Shri Trivedi).
4. Ministry of Commerce and Industry (Shri Hejmadi).
5. Executive Engineer, Bombay Central Division, C.P.W.D.,Bombay.
6. Ministry of Home Affairs.
7. Accountant General,Central Revenues, New Delhi.
8. -do- -do- Bombay.
9. Budget Branch, Ministry of Finance.
10. -do- WH&S.Ministry
11. Housing Adviser.
12. Sanction file.

Sd/-G.Jagathpathi,
Under Secretary to the Govt. of India.

ANNEXURE.

It is desirable to increase the depth of the courtyard to 25' since a little extra open space in courtyard would enhance the amenity provided by the house to a great extent.

AG/4.3.55

GOVERNMENT OF INDIA.
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No.HI/5A(6)/52(I). NEW DELHI, Dated the 16th Febryary 1955.

From

Shri G.Jagathpathi, I.A.S.,
Under Secretary to the Government of India.

To

The Accountant General,
Bentral Revenues,
NEW DELHI.

Subject:-SUBSIDISED HOUSING SCHEME FOR INDUSTRIAL WORKERS-PAYMENT OF LOAN/SUBSIDY TO THE BOMBAY GOVERNMENT.

...

Sir,

In continuation of this Ministry letter Nos.H5A(6)/52 dated the 24th March 1953 and 26th March 1954, I am directed to convey the sanction of the President to the immediate payment to the Secretary to the Government of Bombay, Public Works Department of a sum of Rs.31,388/- (Rupees thirty one thousand three hundred and eighty eight only) which represents the balance out of the loan of Rs.30,03,750/-sanctioned in favour of the State Government vide this Ministry's letter No.H5A(6)/52, dated the 11th February 1953. The exact date of payment may kindly be intimated to this Ministry in due course.

2. The above amount is repayable in 25 equated annual instalments of principal and interest at 4½% per annum.

Yours faithfully,

Sd/-G.Jagathpathi,
Under Secretary to the Government of India.

Copy with 6 spare copies forwarded to the Ministry of Finance (Works Branch) for necessary action. That Ministry concerned vide their U.O. No.787/W/55, dated the 15th February 1955.

Copy also forwarded to :-

1. The Secretary to the Government of Bombay, Public Works Department, Bombay Castle, Bombay-1 with reference to his letter No.IHS 1154/152751-H, dated 12.1.55.
2. Accountant General, Bombay.
3. Budget Branch, Ministry of Finance.
4. Budget Branch, Ministry of WH&S.
5. File No.HI/215(17)/54.

Sd/- G.Jagathpathi,

Under Secretary to the Government of India.

AG/24.2.55

GOVERNMENT OF INDIA.
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No.HI/5A(6)/52(II). NEW DELHI, Dated the 16th February, 1955.

From

Shri G.Jagathpathi, I.A.S.,
Under Secretary to the Government of India.

To

The Accountant General,
BOMBAY.

Subject:- SUBSIDISED HOUSING SCHEME FOR INDUSTRIAL WORKERS.

Sir,

I am directed to invite your reference to this Ministry's letter No.H.5.A(6)/52-I, dated the 26th March, 1954 authorising payment of proportionate first instalment of subsidy amounting to Rs.15,59,520/- to the Bombay Government and to say that intimation has been received from the State Government to the effect that construction of all the tenements sanctioned vide this Ministry's letter No.H.5A(6)/52, dated the 11th February, 1953 has been completed. The President is therefore pleased to authorize immediate payment to the Secretary to the Government of Bombay Public Works Department of a further sum of Rs.8,43,480/-(Rupees eight lakhs fortythree thousand and eighty only) which together with the amount of Rs.15,59,520/- already paid would form 80% of the total sanctioned subsidy of Rs.30,03,750/-.

The exact date of payment may kindly be intimated to this Ministry in due course.

Necessary budget provision exists in India Circle and will be reappropriated in due course.

Yours faithfully,

(G.Jagathpathi)
Under Secretary to the Government of India.

Copy with 6 spare copies forwarded to the Ministry of Finance (Works Branch) for necessary action. That Ministry concurred vide their U.O.No.787-W/55, dated 15.2.55.

Copy forwarded to the Accountant General, Central Revenues, New Delhi for information.

3. Copy forwarded to the Secretary to the Government of Bombay, Public Works Department with reference to his letter No. IHS 1154/152751-H, dated the 12th January, 1955. The payment has been authorised on the basis of the progress report for November, 1954 forwarded with your letter No.F 557/174412-H, dated the 7th January, 1955.

4. Budget Branch, Ministry of Finance.

5. Budget Branch, Ministry of Works, Housing and Supply.

6. File No.HI/15(17)/54.

(G.Jagathpathi)
Under Secretary to the Government of India.

DKM26.2.

GOVERNMENT OF INDIA.
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No.HI/5A(6)/52(iii). NEW DELHI, Dated the 16th February 1955

From

Shri G.Jagathpathi, I.A.S.,
Under Secretary to the Government of India.

To

The Accountant General,
Central Revenues,
NEW DELHI.

Subject:-Subsidized Industrial Housing Scheme -
Payment of loan/subsidy to the Bombay Government.

...

Sir,

In continuation of this Ministry letter Nos.H5A(6)/52, dated the 20th March 1953, and 26th March 1954, I am directed to convey the sanction of the President to the immediate payment to the Secretary to the Government of Bombay, Public Works Department, of a sum of Rs.8,36,280/- (Rupees eight lakhs thirty six thousand two hundred and eighty only) which represents the balance amount out of total loan of Rs.77,57,100 sanctioned in favour of the State Government vide this Ministry letter No.H.5.A(6)/52, dated the 12th March 1953. The exact date of payment may kindly be intimated to this Ministry in due course.

2. The above amount is repayable in 25 equated annual instalments of principal and interest at 4¼% per annum.

Yours faithfully,

Sd/-G. Jagathpathi,

Under Secretary to the Government of India.

Copy with six spare copies forwarded to the Ministry of Finance (Works Branch) for necessary action. That Ministry concurred vide their u.o. No.787-W/55, dated 15.2.55.

Copy also forwarded to :-

1) The Secretary to the Government of Bombay, Public Works Department, Bombay Castle, Bombay, with reference to his letter No.IHS 1154/152751-H, dated 12.1.55. The payment has been authorised on the basis of the progress report for November 1954 forwarded with your letter No.P 557/174412-H, dated 7.1.55.

2) Accountant General, Bombay.
3) Budget Branch, Ministry of Finance.
4) Budget Branch, Ministry of WH&S.
5) File No.HI/15(17)/54.

Sd/-G.Jagathpathi,

Under Secretary to the Government of India.

AG/24.2.55

GOVERNMENT OF INDIA.
MINISTRY OF WORKS HOUSING AND SUPPLY.

No.HI/5A(6)/52(IV). New Delhi, the 16th February, 1955.

From

Shri G.Jagathpathi, I.A.S.,
Under Secretary to the Govt, of India.

To

The Accountant General,
Bombay.

Subject:- Subsidised Industrial Housing Scheme -

Sir,

I am directed to invite your reference to this Ministry's letter No.H5A(6)/52II dated 25.3.54 authorising payment of proportionate first instalement of subsidy amounting to Rs.33134 to the Bombay Govt. and to say that intimation has been received from the State Govt. to the effect that construction of 429 tenements out of the total number of 4304 tenements sanctioned vide thi Ministry's letter No.H5A(6)/52 dated 12.3.53 has been completed. The President is therefore pleased to authorise immediate payment to the Secretary to the Govt. of Bombay, Public Works Department, a sum of Rs.28,76,040/- (Rupees twenty eight lakhs seventy six thousand and forth only) which together with the amount already paid would form 80% of the sanctioned subsidy for 4295 tenements.

The exact date of payment may kindly be intimated to this Ministry in due course.

Necessary budget provision exists in India Circle and will be appropriated in due course.

Yours faithfully,

(G.Jagathpathi)
Under Secretary to the Govt.of India.

Copy with six spare copies forwarded to the Ministry of Finance(Works Br) for necessary action. That Ministry concurred vide their U.O.No.787-W/55 dated 15.2.55.

2. Copy also forwarded to the Secretary to the Govt.of Bombay Public Works Department with reference to his letter No.IHS-1154/152751-H dated 12.1.55. Payment of 1st instalment of subsidy at the rate of 80% in respect of 4295 tenements is complete. First instalment of subsidy in respect of 9 tenement out of the 1st 1375 units under construction on S.No.14 Chembers has been kept back, as the tenements have not yet been completed.

3. Copy forwarded to the Accountant General, Central Revenue New Delhi for information.

4. Budget Br.Ministry of Finance.

5. Budget Br. Ministry of WH&S.

6. File No.HI/15(17)/54.

Sd/-
(G.Jagathpathi)
Under Secretary to the Govt. of India.

DKM26.3.

Immediate.

Government of India.
Ministry of Works Housing and Supply.

No.H.I/5.A(75)/54. New Delhi dated the 25th March 1955.

From

Shri G.Jagathpathi, I.A.S.,
Under Secretary to the Govt. of India.

To

The Accountant General,
Central Revenues, New Delhi.

Subject:- Subsidised Industrial Housing Scheme - construction of 2686 tenements at Ahmedabad - Bombay Government's scheme - payment of loan.

Sir,

In continuation of this Ministry's letter No. H.I/5.A(75)/56, dated the 2.2.1955 to the Secretary to the Government of Bombay, Public Works Department, copy endorsed to you through the Ministry of Finance, I am directed to convey the sanction of the President to the immediate payment to the Secretary to the Government of Bombay, Public Works Department, of a sum of Rs.12,08,700 (Rupees twelve lakhs eight thousand and seven hundred only) being the first instalment of Loan of Rs.36,26,100 payable to that State Government under the Subsidised Industrial Housing Scheme in terms of para 4(a) this Ministry letter No.H.I/5.(75)/54 dated 2.2.55.

The exact date of payment may please be intimated to this Ministry.

2. The amount is repayable in 25 annual equated instalment of principal and interest @ 4¼ p.a. in accordance with the instructions issued vide this Ministry letter No.H.I.(76)/54 dated the 28th May, 1954.

Yours faithfully,

Sd/- G.Jagathapathi,
Under Secretary to the Government of India.

Copy with six spare copies forwarded for necessary action to the Ministry of Finance (Works Division) with reference to their u/o No.2201-W dated 24.3.55.

Copy also to the :-

1. Secretary to the Government of Bombay Development Department (Backward Class, Rehabilitation and Housing). Public Works Department Secretariat, Bombay Castle, Bombay No.1, with reference to his letter No.IHS 1154/180-H, dated the 25.2.55. The presumption made in para 1(1) is confirmed. It is also confirmed that a rent of Rs.13/8/- per unit is chargeable in respect of the Ahmedabad tenements.
2. Accountant General, Bombay,
3. Budget Division, Ministry of Finance.
4. Budget Branch of Ministry.
5. Sanction file.

Sd/- G.Jagathpathi,
Under Secretary to the Government of India.

REGISTERED No. B-1

The Bombay Government Gazette

EXTRAORDINARY

PUBLISHED BY AUTHORITY

THURSDAY, 31ST MARCH 1955.

Separate paging is given to this Part in order that it may be filed as a separate compilation.

PART I—Notification.

DEVELOPMENT DEPARTMENT (BACKWARD CLASSES, REHABILITATION AND HOUSING).

Public Works Department, Secretariat, Bombay Castle (Bombay No. 1).
30th March 1955.

No. HBL. 1554.—Whereas the Government of Bombay has, under section 28 of the Bombay Housing Board Act, 1948 (Bom. LXIX of 1948), sanctioned with certain modifications programme of the Bombay Housing Board for the year 1954–55 forwarded to it by the Board for sanction as required under section 26 of the said Act.

Now, therefore, in pursuance of section 29 of the said Act, the Government of Bombay is pleased to publish the said programme as set out in the schedule hereto appended.

SCHEDULE.

APPROXIMATE COST OF WORK.

Serial No.	General type of work.	Total estimated cost.	Anticipated expenditure up to end of 1953–54.	Proposed expenditure during 1954–55.	Short description and scope of the proposed work.
1	2	3	4	5	
		Rs.	Rs.	Rs.	
	SUBSIDIZED INDUSTRIAL HOUSING SCHEME.				
	I. WORKS IN PROGRESS.				
1	Constructing 450 tenements on S. No. 14 at Chembur, Bombay.	20,25,000	8,25,000	12,00,000	The work of constructing 450 tenements in storeyed R. C. C. buildings of permanent type is in progress. The provision proposed is required to complete the work during 1954–55.
2	Constructing 1,575 tenements on S. No. 14 at Chembur, Bombay.	70,87,500	28,87,500	42,00,000	The work of constructing 1,575 tenements in storeyed R. C. C. buildings of permanent type is in progress. The provision proposed is required to complete the work during 1954–55.
3	Constructing 144 tenements on S. No. 14 at Chembur, Bombay.	6,48,000	3,00,000	3,48,000	The work of constructing 144 tenements in storeyed R. C. C. buildings of permanent type is in progress. The provision proposed is required to complete the work during 1954–55.
4	Constructing 444 tenements on S. No. 68 to 83 at Chembur, Bombay.	19,98,000	8,98,000	11,00,000	The work of constructing 444 tenements in storeyed R. C. C. buildings of permanent type is in progress. The provision proposed is required to complete the work during 1954–55.
5	Constructing 1,050 tenements on Malak Saban lands, Ahmedabad.	31,43700	10,00,000	21,43,000	The work of constructing 1,050 tenements in ground floor buildings of permanent type is in progress. The provision proposed is required to complete the work during 1954–55.
	Total "Works-in-progress" ...	1,49,02, 200	59,10,500	89,91,000	

Serial No.	General type of work.	Total estimated cost.	Anticipated expenditure up to end of 1953–54.	Proposed expenditure during 1954–55.	Short description and scope of the proposed work.
1	2	3	4	5	6
		Rs.	Rs.	Rs.	
	II. NEW SUBSIDIZED HOUSING SCHEMES.				
	Bombay.				
1	Constructing 1,080 tenements on the remaining land in S. No. 14 at Chembur, Bombay.	48,60,000	.....	8,60,000	It is proposed to construct 1,080 multi-storeyed tenements of permanent type on the land in S. No. 14 of Chembur for Industrial workers, consisting of a living room and a kitchen with common amenities.
2	Constructing 756 tenements on Government land in S. No. 103 of village Kirol contiguous to S. No. 14 of Chembur, Bombay.	34,02,000	.....	4,02,000	It is proposed to construct 756 multi-storeyed tenements of permanent type for Industrial workers on Government land in S. No. 103 of Village Kirol near S. No. 14 of Chembur. Each tenement consists of a living room and a kitchen with common amenities.
3	Constructing 144 tenements on the remaining lands adjacent to S. Nos. 68 to 71, Chembur, Bombay.	6,48,000	.....	6,48,000	It is proposed to construct 144 multi-storeyed tenements of permanent type consisting of one living room and a kitchen with common amenities, for Industrial workers on the land adjacent to S. Nos. 68 to 71 at Chembur.
4	Constructing 336 tenements on the land at the Foot of Worli Hills, Bombay.	15,12,000	.....	5,12,000	It is proposed to construct 336 multi-storeyed tenements of permanent type for Industrial workers on lands at Foot of Worli Hills, Bombay, consisting of a living room and a kitchen with common amenities.
5	Constructing 72 tenements on plots 47, 48 and 49 of S. No. XVI of Andheri Sector of Sahar of Andheri.	3,24,000	.....	3,24,000	It is proposed to construct 72 multi-storeyed tenements of permanent type for Industrial workers on land at Andheri, Bombay, consisting of a living room and a kitchen with common amenities.
	Ahmedabad.				
6	Constructing 2,136 tenements on the remaining lands at Malak Saban, Ahmedabad.	63,95,184	.....	3,95,100	It is proposed to construct 2,136 tenements in ground floor structures for Industrial workers on the lands at Malak Saban Tank, Ahmedabad. Each tenement will consist of a living room and a kitchen, a compound with bathing place and one aqua privy between two tenements.
7	Constructing 550 tenements at Ahmedabad.	16,46,700	.....	6,46,700	It is proposed to construct 550 tenements in ground floor structures for Industrial workers on lands in Industrial area in Ahmedabad. Each tenement will consist of a living room and a kitchen, a compound with bathing place and one aqua privy between two tenements.
8	Constructing 100 tenements at Poona.	2,80,000	.....	2,80,000	The work of constructing 100 tenements in ground floor buildings of permanent type in industrial area is to be undertaken during 1954–55. The provision proposed is required to complete the work during 1954–55.
9	Constructing 100 tenements at Sholapur.	2,70,000	.....	2,70,000	The work of constructing 100 tenements in ground floor buildings of permanent type is to be undertaken during 1954–55. The provision proposed is required to complete the work during 1954–55.
10	Constructing 50 tenements at Hubli ...	1,42,500	.....	1,42,500	The work of constructing 50 tenements in ground floor buildings of permanent type is to be undertaken during 1954–55. The provision proposed is required to complete the work during 1954–55.
11	Constructing 100 tenements at Jalgaon.	2,99,000	.....	2,99,000	The work of constructing 100 tenements in ground floor buildings of permanent type is to be undertaken during 1954–55. The provision proposed is required to complete the work during 1954–55.

COPY.

GOVERNMENT OF INDIA
Ministry of Works, Housing and Supply,

No.HI/5A(84)/55 Dated New Delhi, the 23 May 1955.

From

Shri M.C. Minocha,
Under Secretary to the Govt. of India.

To

The Secretary to the Govt. of Bombay,
Development Department (Backward Classes,
Rehabilitation and Housing) New Secretariat,
Foreshore Road, Bombay 1.

Subject:- Subsidised Housing Scheme for Industrial workers.

Sir,

I am directed to refer to your letter No.IHS.1155/H dated 23-2-55 and to say that the Govt. of India approve the State Govts. proposal for the construction of 6000 tenements in various towns of the state under the Subsidised Industrial Housing Scheme, during the year 1955-56.

I am, however, to point out that all the projects undertaken under the first Five Year Plan should be completed at the latest, by 31-3-1956. The State Govt. are, therefore, requested to ensure that the construction of all the tenements under this Phase would be completed by the above date. Full details of the proposed schemes, complete with all necessary documents may kindly be made available to this Ministry urgently so that formal sanction could be accorded without delay.

Yours faithfully,

Sd/-

(M.C. Minocha)
Under Secretary to the Government of India.

AO.6/9/-

GOVERNMENT OF INDIA
MINISTRY OF WORKS HOUSING & SUPPLY.

No.HI/5.A(89)/55 Dated New Delhi, the 11th June 1955.

From

Shri M.C. Minocha,
Under Secretary to the Government of India.

To

The Secretary to the Govt. of Bombay,
Development Department,
(Backward Classes, Rehabilitation & Housing)
New Secretariat, Foreshore Road,
Bombay 1.

Subject :- Subsidised Industrial Housing Scheme - Construction of 660 tenements for Employees of the Bombay State Road Transport Corporation.

Sir,

With reference to your letter No.H.D.9082/6/15-H dated the 6th April 1955, I am directed to ~~kx~~ state that the Government of India are pleased to approve your proposal for the construction of 570 one-roomed single storeyed tenements at (1) Nadiad (60), (2) Ratnagiri (60),(3) Sholapur (60), (4) Ahmedabad (60), (5) Nasik (50),(6) Belgaum (50), (7) Hubli(50), (8) Dhulia (60), (9) Kolhapur (60), and (10) Bijapur (60) and 90 one roomed multi-storeyed tenements at Kurla, Bombay, in accordance with the plans and specifications approved by this Ministry subject to the following:-

(i) Court yard should be 20' to 25' deep.

(ii) Play ground must be provided and

(iii) Individual W.Cs should provided, if possible.

It should however, be clearly understood that this approval is no guarantee to the structural safety of the tenements that may be constructed by you under the Scheme. That aspect is clearly the responsibility of the State Government and the constructing agencies employed by them.

2. The sanction of the President is, accordingly, conveyed to the grant to the Government of Bombay of a subsidy not exceeding Rs.9,72,000/- (Rupees Nine lakhs, and seventy-two thousands only) and an equal amount as loan for the construction of 570 one-roomed single-storeyed tenements and 90 one-roomed multi-storeyed tenements for employees of the Bombay State Road Transport Corporation subject to the terms and conditions set out in the Subsidised Industrial Housing Scheme, of the Government of India. The amounts have been calculated as follows:-

(A) For one-roomed single-storeyed tenements (570)	Maximum cost of construction accepted for the purpose of loan/subsidy @ Rs.2,260/- per tenement (Rs.2260 x 570)	Rs.12,88,200
	Cost of land and its development @ Rs.440/- per tenements (Rs.440 x 570)	Rs. 2,50,800

(B).....

(B) For one-roomed multi-storeyed tenement (90)	Maximum cost of construction accepted for purpose of loan/subsidy @ Rs.4,500 per tenement (Rs.4,500 x 90)	Rs.4,05,000
	Total	Rs.19,44,000
Subsidy @ 50% of the cost		Rs. 9,72,000
Loan @ 50% of the cost		Rs. 9,72,000

3. The tenements must be completed by 31-12-55 and must be allotted only to industrial workers falling under the Factories Act, 1948, and not to any others.

The subsidy and loan will be paid as follows:-

(a) 33 1/3% of the loan amount on receipt of the State Government's acceptance of the terms and conditions herein set forth;

(b) 33 1/3% of the loan amount when the construction of all the tenements reaches plinth level;

(c) 33 1/3% of the loan amount when the construction on all the tenements reaches roof level;

(d) 80% of the subsidy amount when the construction of all the tenements is complete; and

(e) 20% of the subsidy amount on receipt and acceptance of the audited figures of the cost of complete construction.

It may, please, be noted that the general sanction is no authority for making actual payment of any instalment of loan and subsidy, specific sanction for which will be issued later on at the prescribed stages of implementation of the project.

5. A monthly progress report showing the progress of the work may kindly be submitted to the Government of India in the form as in Annexure I by the 15th of the month following that to which it relates. A quarterly progress report as in Annexure II may also be furnished within one month after the quarter to which it relates.

6. A draft of the agreement that the Government of India propose to enter into with private industrialists, defining the terms and conditions according to which the Subsidised Industrial Housing Scheme should be operated by them is at appendix 'B' of the Scheme. While there is no intention of asking the State Government to sign a similar agreement it is the desire of the Government of India that the State Government should sincerely observe the spirit of that agreement; an assurance from you in this regard would be appreciated.

7. The subsidy and loan are debitable to the major head "88-Grants for Development - Grants for Industrial Housing" and the head "Q-Loans and Advances by Central Government - Loans to State Governments (Charged)", respectively. The payment of subsidy will be accounted for by the Accountant General, Bombay and that of the loan centrally by the Accountant General, Central Revenues, New Delhi.

8. The receipt of this letter may kindly be acknowledged.

Yours faithfully,

(M.C. Minocha)
Under Secretary to the Govt. of India.

Copy with six spare copies forwarded to the Ministry of Finance (Works Division) for communication to the Accounts Officers concerned, That Ministry concurred in vide their u.o No.3061-W/55, dated the 31st May 1955.

Copy also forwarded to the :-

1. Planning Commission.
2. Ministry of Labour.
3. Press Information Bureau
4. Ministry of Commerce & Industry
5. Accountant General, Central Revenues, New Delhi.
6. Accountant General, Bombay.
7. Budget Branch, Ministry of W.H. & S.
8. Budget Division, Ministry of Finance.
9. Housing Adviser.

(M.C. Minocha)
Under Secretary to the Govt. of India.

AO.21/6/-

ANNEXURE - I

GOVERNMENT OF INDIA
SUBSIDISED HOUSING SCHEME FOR INDUSTRIAL WORKERS

Place.....
Date .....

Govt. of India Sanction letter No. & date _____

Agency :-

Monthly Progress Report of Works for and upto the month of.....

(a) Exact location of the Project and State. (b) Total cost of the Project.	(a) No. of tenements sanctioned. (b) Cost of each.	(a) Date of commencement.	Completion date according to the agreement.	No.of houses reaching upto plinth level.	No.of houses reaching upto roof level.	No.of houses completed.	No.of houses on which construction not yet started.	Upto date expenditure on the project.	Expected date of completion.	Reasons for delay, if any.
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.
(1)										
(a)	(a)									
(b)	(b)									
Scheme										
(2)										
(a)	(a)									
(b)	(b)									

Note:- All columns should be filled.
If it is not possible to do so, reasons for it should be noted, in that column.

Signature:-

)Employer/Co-Operative Society/State Govt.

ANNEXURE - II

SUBSIDISED INDUSTRIAL HOUSING SCHEME.

Quarterly report showing the progress of work and the materials used and employment provided during the quarter ending.....in respect of the work undertaken by .....under the S.I.H. Scheme sanctioned in M. of W.H. & S letter No. Dated.

Exact location of the project & State.	Total No. of tenements sanctioned.	Total No. of tenements on which work is in hand.	Date of completion according to agreement.	Progress of work in relation to the target date.	Factors responsible for slow progress, if any.	Expected date of completion.	Materials used.	Actual No. employed on the last date of the quarter
1.	2.	3.	4.	5.	6.	7.	8.	9.
							Qty. Cost.	
							Bricks	Administrative supervisory & clerical personnel.
							Timber	
							Tiles	
							Other roofing materials.	Skilled labour.
								Unskilled labour.

The Bombay Housing Board -
Acquisition of sites for construct
of tenements under the Subsidised
Industrial Housing Scheme for ...

...of Govt. of Bom.
...bilitation, Housing and
Backward Classes Department,
Circular No.LND 4056,
Mantralaya, Fort House,
Bombay 1, 21st July 1956.

Read...

While reviewing the working of the procedure regarding
l...quisition for the Bombay Housing Board for construct
of t...ments under the Subsidised Industrial Housing Scheme
...ein...ed in Revenue Department D.O. No.LND-1856-L.C.1-G, da
the 10th February 1956, the Chairman, Bombay Housing Board
...pointed that delays still continue to occur in acquiring ar
l...ding suitable sites to the Bombay Housing Board for
...structing tenements under the Subsidised Industrial Housi
Sche...e. Even when the Housing Programme is approved in tim
by Go...ment, the construction cannot start, many a time, be
proce...ed with due to non-availability of suitable lands.
Very often the delay in acquiring lands is due to differences
of o...inion regarding the selection of sites. In order, there
fore, to...ide such delays endeavours are to expedite the
acquisition of suitable sites for the Housing Board
Government is pleased to direct that the final selection of
sites for construction of tenements under the Subsidised
Industrial Housing Scheme shall be taken by the Collector
concerned in consultation to that effect from the
Bombay Housing Board and having due regard to cost and
suitability of the site proposed. The Collector should
not fail to consult the Executive Engineer of the Housing Div
concerned or his representative/s of Board before the final
selection is made.

By order and in the name of the Governor of Bom

Sd/-
(J.C. ...)
Under Secretary to the Government of Bombay,
...habilitation, Housing and Backward Classes Department

To
All the Collectors (including the Collector of Bombay
...and Revenue Department),
The Settlement Commissioner and Director of Land Reco
All Departments of the Secretariat (except the Separa
Department).
The Housing Commissioner.

...Sl/7/-

IMMEDIATE.

GOVERNMENT OF INDIA
MINISTRY OF WORKS, HOUSING & SUPPLY.

No.HI-5A(84)/55-I Dated New Delhi the 5th September 1955.

From

Shri U.N. Srivastava,
Under Secretary to the Govt. of India.

To

The Secretary to the Govt. of Bombay,
Rehabilitation, Housing and Backward Classes Department.
Sachivalaya, Foreshore Road, Bombay.

Sub:- Subsidised Industrial Housing Scheme-Construction of 3024 tenements at Parel, Bombay.

Sir,

With reference to your letter No.IHS-1155/19668-H dated the 12th July 1955, I am directed to state that the Government of India are pleased to approve your proposal for the construction of 3024 ~~one~~roomed multi-storeyed tenements at Parel, Bombay, in accordance with the plans and specifications approved by this Ministry. It should, however, be clearly understood that this approval is no guarantee to the structural safety of the tenements that may be constructed by you under the scheme. That aspect is clearly the responsibility of the State Government and the constructing agencies employed by them.

2. The sanction of the President is accordingly conveyed to the grant to the Government of Bombay of a subsidy not exceeding Rs.68,04,000/- (Rupees sixty eight lakhs and four thousand only) and an equal amount as loan for the construction of 3024 one-roomed multi-storeyed tenements at Parel, Bombay, subject to the terms and conditions set out in the Subsidised Industrial Housing Scheme, of the Government of India. The amounts have been calculated as follows:-

Maximmum cost of construction accepted for the purpose of loan/subsidy (including cost of land and its development @ Rs.4,500/- per tenement (4,500 x 3024)	Rs.1,36,08,000
Subsidy @ 50% of the cost	Rs.68,04,000
Loan @ 50% of the cost	Rs.68,04,000

3. The tenements must be completed by 31-3-1956 and must be allotted only to industrial workers falling under the Factories Act, 1948, and not to any others.

4. The subsidy and loan will be paid as follows:-

(a) 33⅓% of the loan amount on receipt of the State Govt's acceptance of the terms and conditions herein set forth;

(b) 33⅓% of the loan amount when the construction of all the tenements reaches plinth level;

(c) 33⅓% of the loan amount when the construction on all the tenements reaches roof level of the first floor;

(d) 80% of the subsidy amount when the construction of all the tenements is complete; and

(e).....

(e) 20% of the subsidy amount on receipt and acceptance of the audited figures of the cost of complete construction.

It may, please be noted that the general sanction is no authority for making actual payment of any instalment of loan and subsidy, specific sanction for which will be issued later on at the prescribed stages of implementation of the project.

5. A monthly progress report showing the progress of the work may kindly be submitted to the Government of India in the form as in Annexure I by the 15th of the month following that to which it relates. A quarterly progress report as in Annexure II may also be furnished within one month after the quarter to which it relates.

6. A draft of the agreement that the Government of India propose to enter into with private industrialists, defining the terms and conditions according to which the Subsidised Industrial Housing Scheme should be operated by them is at appendix 'B' of the Scheme. While there is no intention of asking the State Government to sign a similar agreement it is the desire of the Government of India that the State Government should sincerely observe the spirit of that agreement; an assurance from you in this regard would be appreciated.

7. The subsidy and loan are debitable to the major head "88-Grants for Development-Grants for Industrial Housing" and the head "O-Loans and Advances by Central Government-Loans to State Governments (Charged)", respectively. The payment of subsidy will be accounted for by the Accountant General, Bombay, and that of the loan centrally by the Accountant General, Central Revenues.

8. The receipt of this letter may kindly be acknowledged.

Yours faithfully

Sd/-
(U.N. Srivastava)
Under Secretary to the Govt. of India.

Copy with six spare copies forwarded to the Ministry of Finance (Works Division) for communication to the Accounts Officers concerned. That Ministry concurred in vide their U.O. No.5791-W/55, dated the 27-8-1955.

Copy also forwarded to the:-

1. Planning Commission.
2. Ministry of Labour.
3. Press Information Bureau.
4. Ministry of Commerce and Industry (Shri M.R. Menon).
5. Accountant General, Central Revenues, New Delhi.
6. Accountant General, Bombay.
7. Budget Branch Ministry of Works, Housing & Supply.
8. Housing Adviser.
9. Sanction file (H.I. Branch).

Sd/-
(U.N. Srivastava)
Under Secretary to the Govt. of India.

AO.15/9/-

IMMEDIATE

GOVERNMENT OF INDIA
MINISTRY OF WORKS, HOUSING & SUPPLY.

No.HI/5A(84)/55-II Dated New Delhi, the 5th September 1955.

From

Shri U.N. Srivastava,
Under Secretary to the Govt. of India.

To

The Secretary to the Govt. of Bombay,
Rehabilitation, Housing and Backward Classes Department.
Sachivalaya, Foreshore Road,
Bombay.

Subject :- Subsidised Industrial Housing Scheme - construction of 1216 tenements at Asarwa, Ahmedabad.

Sir,

With reference to your letter No.IHS.1155/19668-H dated the 12th July 1955, I am directed to state that the Government of India are pleased to approve your proposal for the construction of 1216 one-roomed single storeyed tenements at Asarwa, Ahmedabad, in accordance with the plans and specifications approved by this Ministry. It should, however, be clearly understood that this approval is no guarantee to the structural safety of the tenements that may be constructed by you under the scheme. That aspect is clearly the the responsibility of the State Government and the constructing agencies employed by them.

2. The sanction of the President is accordingly conveyed to the grant to the Government of Bombay of a subsidy not exceeding Rs.16,41,600/- (Rupees sixteen lakhs forty one thousand and six hundred only) and an equal amount as loan for the construction of 1216 one-roomed single-storeyed tenements at Asarwa, Ahmedabad subject to the terms and conditions set out in the Subsidised Industrial Housing Scheme of the Government of India. The amounts have been calculated as follows:-

Maximum cost of construction accepted for the purpose of loan/subsidy @ Rs.2260/- per tenement (2260 x 1216)	Rs.27,48,160
Cost of land and its development (440 x 1216)	Rs. 5,36,040
Total:	Rs.32,83,200
Subsidy @ 50% of the cost	Rs.16,41,600
Loan @ 50% of the cost	Rs.16,41,600

3. The tenements must be completed by 31-3-1956 and must be allotted only to industrial workers falling under the Factories Act, 1948, and not to any others.

4. The subsidy and loan will be paid as follows:-

(a) 33 1/3% of the loan amount on receipt of the State Government's acceptance of the terms and conditions herein set forth;

) 33 1/3% of the loan amount when the construction of all the tenements reaches plinth level;

) 33 1/3% of the loan amount when the construction on all the tenements reaches roof level;

(d).....

(d) 80% of the subsidy amount when the construction of all the tenements is complete ; and

(e) 20% of the subsidy amount on receipt and acceptance of the audited figures of the cost of complete construction.

It may, please, be noted that the general sanction is no authority for making actual payment of any instalments of loan and subsidy, specific sanction for which will be issued after on at the prescribed stages of implementation of the project.

5. A monthly progress report showing the progress of the work may kindly be submitted to the Government of India in the form as in Annexure I, By the 15th of the month following that to which it relates. A quarterly progress report as in Annexure II may also be furnished within one month after the quarter to which it relat

6. A draft of the agreement that the Government of India propose to enter into with private industrialists, defining the terms and conditions according to which the Subsidised Industrial Housing Scheme should be operated by them is at appendix 'B' of the Scheme. While there is no intention of asking the State Government to sign a similar agreement it is the desire of the Government of India that the State Government should sincerely observe the spirit of that agreement; an assurance from you in this regard would be appreciated.

7. The subsidy and loan are debitable to the major head "88-Grants for Development - Grant for Industrial Housing" and the head "O-Loans and Advances by Central Government - Loans to State Governments (Charged)", respectively. The payment of subsidy will be accounted for by the Accountant General, Bombay, and that of the loan centrally by the Accountant General Central Revenues.

The receipt of this letter may kindly be acknowledged.

Yours faithfully,

Sd/-
(U.N. Srivastava).
Under Secretary to the Govt. of India.

Copy, with six spare copies forwarded to the Ministry of Finance (Works Division) for communication to the Accounts Officers concerned. That Ministry concurred in vide their U.O. No.5791-W/55, dated the 27th August 1955.

Copy also forwarded to the:-

1. Planning Commission.
2. Ministry of Labour.
3. Press Information Bureau.
4. Ministry of Commerce & Industry (Shri M.R. Menon)
5. Accountant General, Central Revenues, New Delhi.
6. Accountant General, Bombay.
7. Budget Branch, Ministry of W.H. & S.
8. Housing Adviser.
9. Sanction File (H.1 Branch).

Sd/-
(U.N. Srivastava)
Under Secretary to the Govt. of India.

AO.16/9/-

IMMEDIATE

GOVERNMENT OF INDIA
MINISTRY OF WORKS, HOUSING & SUPPLY.

No.HI/5.A(84)/55-III Dated New Delhi, the 5th September 1955.

From

Shri U.N. Srivastava,
Under Secretary to the Govt. of India.

To

The Secretary to the Government of Bombay
Rehabilitation, Housing and Backward Classes Department.
Sachivalaya, Foreshore Road,
Bombay.

Subject :- Subsidised Industrial Housing Scheme - Construction of 784 tenements at Mithipur Ahmedabad.

Sir,

With reference to your letter No.IHS.1155/19668-H dated the 12th July 1955, I am directed to state that the Government of India are pleased to approve your proposal for the construction of 784 one-roomed single-storeyed tenements at Mithipur, Ahmedabad, in accordance with the plans and specifications approved by this Ministry. It should, however, be clearly understood that this approval is no guarantee to the structural safety of the tenements that may be constructed by you under the scheme. That aspect is clearly the responsibility of the State Government and the constructing agencies employed by them.

2. The sanction of the President is accordingly conveyed to the grant to the Government of Bombay of a subsidy not exceeding Rs.10,58,400 (Rupees ten lakhs fifty eight thousand and four hundred only) and an equal amount as loan for the construction of 784 one-roomed single-storeyed tenements at Mithipur, Ahmedabad subject to the terms and conditions set out in the Subsidised Industrial Housing Scheme, of the Government of India. The amounts have been calculated as follows:-

Maximum cost of construction accepted for the purpose of loan/subsidy @ Rs.2260/- per tenement. (2260 x 784)		Rs.17,71,840
Cost of land and its development (440 x 784)		Rs. 3,44,960
	Total:	Rs.21,16,800
Subsidy @ 50% of the cost		Rs.10,58,400
Loan @ 50% of the cost		Rs.10,58,400

3. The tenements must be completed by 31-3-1956 and must be allotted only to industrial workers falling under the Factories Act, 1948, and not to any others.

4. The subsidy and loan will be paid as follows:-

(a) 33 1/3% of the loan amount on receipt of the State Government's acceptance of the terms and conditions herein set forth;

(b) 33 1/3% of the loan amount when the construction of all the tenements reaches plinth level;

(c) 33 1/3% of the loan amount when the construction on all the tenements reaches roof level;

(d).....

(d) 80% of the subsidy amount when the construction of all the tenements is completed; and

(e) 2 [illegible] of the subsidy amount on receipt and acceptance of the audited figures of the cost of complete construction.

It may, please, be noted that the general sanction is no authority for making actual payment of any instalment of loan and subsidy, specific sanction for which will be issued later on at the prescribed stages of implementation of the project.

5. A monthly progress report showing the progress of the work may kindly be submitted to the Government of India in the form as in Annexure I by the 15th of the month following that to which it relates. A quarterly progress report as in Annexure II may also be furnished within one month after the quarter to which it relates.

6. A draft of the agreement that the Government of India propose to enter into with private industrialists, defining the terms and conditions according to which the Subsidised Industrial Housing Scheme should be operated by them is at appendix 'B' of the Scheme. While there is no intention of asking the State Government to sign a similar agreement it is the desire of the Government of India that the State Government should sincerely observe the spirit of that agreement; an assurance from you in this regard would be appreciated.

7. The subsidy and loan are debitable to the major head "88-Grants for Development - Grants for Industrial Housing", and the head O-Loans and Advances by Central Government - Loans to State Governments (Charged)", respectively. The payment of subsidy will be accounted for by the Accountant General, Bombay, and that of the loan centrally by the Accountant General, Central Revenues.

8. The receipt of this letter may kindly be acknowledged.

Yours faithfully,

Sd/-

(U.N. Srivastava)
Under Secretary to the Government of India.

Copy with six spare copies forwarded to the Ministry of Finance (Works Division) for communication to the Accounts Officers concerned. That Ministry concurred in vide their u.o. No.5791-W/55, dated the 27-8-1955.

Copy also forwarded to the :

1. Planning Commission.
2. Ministry of Labour.
3. Press Information Bureau.
4. Ministry of Commerce & Industry (Shri M.R. Menon)
5. Accountant General, Central Revenues, New Delhi.
6. Accountant General, Bombay.
7. Budget Branch, Ministry of W.H.& S.
8. Housing Adviser.
9. Sanction file.

Sd/-
(U.N. Srivastava)
Under Secretary to the Govt. of India.

AO.15/9/-

IMMEDIATE.

GOVERNMENT OF INDIA.
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No.HI/5A(50)/54. Dated New Delhi, the 30th Nov.1955.

From

Shri J.G. Kumaramangalam,
Under Secretary to the Govt. of India.

To

The Accountant General,
Central Revenues,
New Delhi.

Subject:- Subsidized Industrial Housing Scheme-Construction of 100 tenements at Poona.

Sir,

I am directed to refer to this Ministry's letter No.HI/5A(50)/54-II dated the 22nd January 1955, addressed to the Secretary to the Govt. of Bombay, Public Works Department, Bombay State, Bombay - 1, (copy already endorsed to you through the Ministry of Finance) and to convey the sanction of the President to the immediate payment to the Govt. of Bombay, of a sum of Rs.1,35,000/- (Rupees one lakh, thirty five thousand only) being the full payment of the loan sanctioned therein for the State Govt. in connection with the construction of 100 tenements at Poona. The exact date of payment may please be intimated to this Ministry.

2. The amount of loan is repayable by the State Govt. in 25 annual and equated instalments of principal and interest at 4½% per annum in accordance with the instructions issued vide this Ministry's letter No.HI.(76)/54, dated the 28th May 1954.

Yours faithfully,

Sd/- J.C. Kumaramangalam.

Under Secretary to the Govt. of India.

Copy forwarded to:-

1. The Ministry of Finance (Works Divn.) with reference to their U.O. No.7766-W/55, dated 28-11-1955, with three spare copies for communication to the Accounts Officers concerned.

2. The Secretary to the Govt. of Bombay, Rehabilitation, Housing and Backward Classes Department, Sachivalaya, Bombay-1, with reference to his letter No.IHS-2955/35610-F, dated the 27th September 1955. The full amount of loan has been sanctioned on the basis of the progress report for September 1955, intimating that all the 100 tenements have reached upto roof level.

In order to expedite matters and to avoid all possible difficulties, it is requested that in future, claims for loans and subsidy may please be made in respect of each project x separately with a separate covering letter.

3. The Accountant General, Bombay.
4. Budget Branch.
5. Sanction file.

Sd/- J.C. Kumaramangalam)
Under Secretary to the Govtt of India.

ka.7/12/55.

IMMEDIATE.

GOVERNMENT OF INDIA.
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No.HI/5A(75)/54 Dated New Delhi the 1st December, 1955.

From

Shri J.G.Kumaramangalam,
Under Secretary to the Govt. of India.

To

The Accountant General,
Central Revenues,
NEW DELHI.

Subject: Subsidised Industrial Housing Scheme construction of 2686 tenements at Ahmedabad - Bombay Govt.'s Scheme - Payment of loan.

...

Sir,

In continuation of this Ministry's letter No. HI/5A(75)/54, dated the 25th March 1955 on the above subject, I am directed to convey the sanction of the President to the immediate payment to the Government of Bombay, of a sum of Rs.17,78,400/- (Rupees Seventeen lakhs, seventy-eight thousand and four hundred only) being the proportionate second and third instalments of the loan of Rs.36,26,100/- as indicated in the statement attached, and payable to the State Government under the Subsidised Industrial Housing Scheme in terms of para 4(a)of this Ministry's letter No.HI/5.A(75)/54, dated the 2nd February 1955. The exact date of payment may please be intimated to this Ministry.

2. The above amount of loan is repayable in 25 annual and equated instalments of principal and interest at 4¼% per-cent per annum.

Yours faithfully,

Sd/- J.G .Kumaramangalam.
Under Secretary to the Govt. of India.

Copy forwarded to :-

(1) The Ministry of Finance (Works Division) with reference to their u.o. No.7752-W/55, dated 28-11-1955, with three spare copies for communication to the Accounts officers concerned.

(2) The Secretary to the Government of Bombay, Rehabilitation Housing and Backward Classes Department, Sachivalaya, Bombay 1, with reference to his letter No.IHS 2955/35610-F, dated the the 27th September 1955. The loan has been sanctioned on the basis of the progress report upto x September 1955.

In order to expedite matters it is requested that in future, claims for loans and subsidies may please be made in respect of each project separately, with a separate covering letter.

(3) The Accountant General, Bombay.
(4) Budget Branch.
(5) Sanction file.

Sd/- J.G.Kumaramangalam.

Under Secretary to the Govt. of India

ka.8/12/55.

Statement referred to in the Government of India Ministry of Works and Supply Letter No. HI/5A(75)/54, dated the November 1955.

S.No.	Name of the Scheme	Tenements reaching plinth level		Total claimable	Tenements reaching roof level		Total claimable	Total loan Claimable.	Remarks.
		No.	Rate at which claimable.		No.	Rate at which claimable.			
1	2	3	4	5	6	7	8	9	10
			Rs	Rs		Rs	Rs	Rs	
(1)	Constructing 2136 tenements at Malaban, Ahmedabad	2120	450/-	9,54,000	1832	450/-	8,24,400/-	17,78,400/-	Construction of 16 tenements has not yet been started.
(2)	Constructing 550 tenement at Nithipur, Ahmedabad.								Construction has not yet been started.
	Total 2686.	2120	-	9,54,000	1832		8,24,400	17,78,400	

8/12/55

IMMEDIATE.

GOVERNMENT OF INDIA.
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No. HI/5A(61)/54-Vol.II. Dated New Delhi, the 1-12-1955.

From

Shri J.G. Kumaramangalam,
Under Secretary to the Govt. of India.

To

The Accountant General,
Central Revenues,
New Delhi.

Subject:- Subsidized Industrial Housing Scheme-Construction of 2388 tenements - Bombay Govt's scheme - Payment of loan.

Sir,

In continuation of this Ministry's letter No.HI/5A(61)/54, Vol.II, dated the 25th March 1955, I am directed to convey the sanction of the President to the immediate pryment to the Government of Bombay, of a sum of Rs.99,000 (Rupees ninety-nine thousand only) being the proportionate third instalment of the loan of Rs.53,73,000/-. sanctioned under the Subsidized Industrial Housing Scheme and as indicated in the Statement attached. The exact date of payment may please be intimated to this Ministry.

2. The above amount is repayable in 25 annual and equated instalments of principal and interest at 4¼% per annum.

Yours faithfully,

Sd/- J.G.Kumaramangalam.
Under Secretary to the Govt. of India.

Copy forwarded to:-

1. The Ministry of Finance (Works Divn) with reference to their U.O.No.7753-W/55 dated 28-11-55 with three spare copies, for communication to the Accounts Officers concerned.

2. The Secretary to the Govt. of Bombay,Rehabilitation ,Housing and Backward Classes Department,Sachivalaya, Bombay-1, with reference to his letter No. IHS-2955/35610-F, dated the 27th September 1955. The State Government are not eligible for the loan of Rs.24,48,000/- as claimed vide the statement received with that letter as the second and third instalments of the loan in respect of 1632 and 1500 tenements respectively have already been paid vide this Ministry's letter No.HI/5A(61)/54-Vol.II dated the 25th March 1955.

3. The Accountant General, Bombay.
4. Budget Branch.
5. Sanction file.

Sd/- J.G. Kumaramangalam.
Under Secretary to the Govt.of India.

ka.7/12/55.

IMMEDIATE.

GOVERNMENT OF INDIA.
MINISTRY OF WORKS, HOUSING & SUPPLY.

No.HI/5A(61)/54-Vol.II, New Delhi the 1st December '55.

From

Shri J.G. Kumaramangalm,
Under Secretary to the Government of India.

To

The Accountant General,
Bombay.

Subject: Subsidised Industrial Housing Scheme - Construction of 2388 tenements - Bombay Govt.'s Scheme - Payment of Subsidy.

Sir,

I am directed to refer to this Ministry's letter No.H-5-A(6)/54 dated the 12th August 1954, addressed to the Secretary to the Government of Bombay, Public Works Department, Bombay Castle, Bombay-1, (copy endorsed to you through the Ministry of Finance) and to convey the sanction of the President to the immediate payment to the Government of Bombay, of a slum of Rs.9,93,600/- (Rupees nine lakhs, ninety-three thousand and six hundred only) being the proportionate first instalment of the subsidy calculated at the rate of 80 per cent of the amount according to the present practice. In respect of the 552 completed tenements as indicated in the Statement attached. The exact date of payment may please be intimated to this Ministry.

Yours faithfully,

Sd/- J.G. Kumaramangalam.
Under Secretary to the Government of India.

Copy forwarded to :-

1. The Ministry of Finance (Works Divn.) with reference to their U.O.No.7753-W/55 dated 28-11-55, with three spare copies, for communication to the Accounts Officers concerned.

2. The Secretary to the Government of Bombay, Rehabilitation Housing and Backward Classes Department, Sachivalaya, Bombay 1, with reference to his letter No.IHS-2955/35610-F, dated the 27th September 1955.

The amount of subsidy of Rs.9,93,600/- has been sanctioned on the basis of the progress report up August 1955, received from the State Government.

3. The Accountant General, Central Revenues, New Delhi.
4. Budget Branch.
5. Sanction file.

Sd/- J.G.Kumaramangalam.
Under Secretary to the Government of India.

ka.9/12/55

Statement referred to in the Government of India, Ministry of Works, Housing and Supply letter No. HI/5-A(61)/54. dated the 1st December 1955.

S.No.	Name of the scheme.	No. of tenements completed. No.	Amount of subsidy.	Remarks.
1	2	3	4	5
1.	Constructing 1080 tenements at S.No.14 of the Chembur.	-	-	
2.	Constructing 144 tenements at S.No.68 to 71 of Chembur.	144	,59,200/-	
3.	Constructing 336 tenements at, Foot of Worli Hill.	336	,04,800/-	
4.	Constructing 72 tenements at Ancheri.	72	,29,600/-	
5.	Constructing 216 tenements at Goregaon.	-	-	Under construction.
6.	Constructing 384 tenements at Lalbaug, Parel.	-	-	Construction has not yet started.
7.	Constructing 156 tenements at (Site has not yet been selected)	-	-	-do-
	2388	552	9,93,600	

ka.9/12/55.

GOVERNMENT OF INDIA
MINISTRY OF WORKS HOUSING & SUPPLY

No.HI/1(110)/54 Dated New Delhi, the 10th Dec. 1955.

From

Shri J.G. Kumaramangalam,
Under Secretary to the Govt. of India.

To

The Secretary to the Govt. of Bombay,
Rehabilitation, Housing and Backward Classes Deptt.,
Sachivalaya, Foreshore Road,
Bombay 1.

Subject :- Subsidised Housing Scheme for Industrial Workers - Increase in Standard Cost of Construction.

Sir,

I am directed to state that the question of increasing the quantum of assistance to the Construction Agencies in some big cities, on account of the cost of land and its development over and above Rs.440/-, prescribed in the Subsidised Industrial Housing Scheme, has been under consideration of the Govt. of India. It has now been decided that the ceiling cost for land and its development should be increased from Rs.440/- to Rs.640/- (Rupees six hundred and forty only) for places (other than Bombay and Calcutta; where the ceiling cost in respect of land and development is already Rs.800/- to Rs.1300 which have a population of over three lakhs viz., Ahmedabad, Poona etc., with immediate effect. This decision will not apply to past cases which should not be re-opened for applying this increased rate of assistance.

2. The above decision may also please be brought to the notice of the Development Department of the State Govt. for information and necessary action, in so far as the Private Employers and the Co-Operative Societies of Industrial Workers are concerned.

3. This also disposes of the correspondence resting with the State Govt's letters No.IHS-1154/39468-F dated the 20th October 1955 and No.IHS/1154/46254-F dated the 17th November 1955.

Yours faithfully,

(J.G. Kumaramangalam)
Under Secretary to the Govt. of India.

AO.9/2/-

REHABILITATION, HOUSING AND BACKWARD CLASSES DEPARTMENT.

Sachivalaya, Bombay, 30th December 1955.

No. HBL. 1555.—Whereas the Government of Bombay has under section 28 of the Bombay Housing Board Act, 1948 (Bom. LXIX of 1948), sanctioned with certain modifications programme of the Bombay Housing Board for the year 1955-56 forwarded to it by the Board for sanction as required under section 26 of the said Act.

Now, therefore, in pursuance of section 29 of the said Act, the Government of Bombay is pleased to publish the said programme as set out in the schedule hereto appended : —

Schedule.

Approximate cost of works.

Serial No.	General type of work.	Total estimated cost.	Anticipated expenditure up to the end of 1954–55.	Proposed expenditure during 1955–56.	Short description and the scope of the proposed work.
1	2	3	4	5	6
	Subsidised Industrial Housing Schemes.	Rs.	Rs.	Rs.	
	I.—Works in progress.				
	BOMBAY.				
1	Constructing 1,080 tenements on the remaining land on Survey No. 14 at Chembur, Bombay.	48,60,000	25,00,000	23,60,000	The work of constructing 1,080 multi-storeyed tenements of permanent type is in progress. The provision proposed is required to complete the work during 1955–56.
2	Constructing 756 tenements on Government land in Survey No. 103 of village Kirol contiguous to Survey No. 14 of Chembur, Bombay.	34,02,000	3,00,000	31,02,000	The work of constructing 756 multi-storeyed tenements of permanent type is in progress. The provision proposed is required to complete the work during 1955–56.

Serial No.	General type of work.	Total estimated cost.	Anticipated expenditure up to the end of 1954–55.	Proposed expenditure during 1955–56.	Short description and the scope of the proposed work.
1	2	3	4	5	6
	Subsidised Industrial Housing Schemes—contd.	Rs.	Rs.	Rs.	
	I.—Works in progress—contd.				
	BOMBAY—contd.				
3	Constructing 144 tenements in the remaining lands adjacent to Survey Nos. 68 to 71 of Chembur, Bombay.	6,48,000	4,00,000	2,48,000	The work of constructing 144 multi-storeyed tenements of permanent type is in progress. The provision proposed is required for completion of work during 1955–56.
4	Constructing 336 tenements on the land at the foot of Worli Hill, Bombay.	15,12,000	10,00,000	5,12,000	The work of constructing 336 multi-storeyed tenements of permanent type is in progress. The provision proposed is required for completion of the work during 1955-56.
5	Constructing 72 tenements on Plots 47, 48, 49 of S. No. XVI of Andheri Sector of Sahar, Andheri.	3,24,000	2,50,000	74,000	The work of constructing 72 multi-storeyed tenements of permanent type is in progress. The proposed provision is required to complete the work during 1955–56.
	AHMEDABAD.				
6	Constructing 2,136 tenements on the remaining land at Malaksaban, Ahmedabad.	63,95,184	40,00,000	23,95,000	The work of construction of 2,136 tenements in ground floor structures is in progress. The proposed provision is required to complete the work during 1955–56.
7	Constructing 550 tenements at Ahmedabad...	16,46,700	3,00,000	13,46,000	The work of construction of 550 tenements in ground floor structures is in progress. The proposed provision is required to complete the work during 1955–56.
	POONA.				
8	Constructing 100 tenements at Poona ...	2,80,000	1,40,000	1,40,000	The work of constructing 100 tenements in ground floor building of permanent type is in progress. The proposed provision is required to complete the work during 1955–56.

	SHOLAPUR.				
9	Constructing 100 tenements at Sholapur ...	2,70,000	1,30,000	1,40,000	The work of constructing 100 tenements in ground floor building of permanent type is in progress. The proposed provision is required to complete the work during 1955–56.
	HUBLI.				
10	Constructing 50 tenements at Hubli ...	1,42,500	80,000	62,000	The work of constructing 50 tenements in ground floor buildings of permanent type is in progress. The provision proposed is required to complete the work during 1955-56.
	JALGAON.				
11	Constructing 100 tenements at Jalgaon ...	2,99,000	1,40,000	1,59,000	The work of construction of 100 tenements in ground floor buildings of permanent type is in progress. The provision proposed is required to complete the work during 1955-56.
	SURAT.				
12	Constructing 100 tenements at Surat ...	2,99,000	1,00,000	1,99,000	Do.
	NADIAD.				
13	Constructing 50 tenements at Nadiad ...	1,49,500	60,000	89,000	The work of constructing 50 tenements in ground floor buildings of permanent type is in progress. The provision proposed is required to complete the work during 1955-56.
	Total I.—S. I. H. S.—Works in progress ...	2,02,27,884	94,00,000	1,08,26,000	

Serial No.	General type of work.	Total estimated cost.	Anticipated expenditure up to the end of 1954–55.	Proposed expenditure during 1955–56.	Short description and the scope of the proposed work.
1	2	3	4	5	6
	II. New Subsidised Industrial Housing Schemes.	Rs,	Rs.	Rs.	
	BOMBAY.				
1	Constructing 3,024 tenements at Parel, Bombay.	1,36,08,000	.....	1,36,08,000	It is proposed to construct in multi-storeyed buildings 3,024 tenements of permanent type for industrial workers at Parel, Bombay, consisting of a living room and a kitchen with common amenities.
2	Constructing 474 tenements at Bandra, Bombay.	21,33,000	.....	21,33,000	It is proposed to construct 474 multi-storeyed tenements of permanent type for industrial workers on lands at Bandra, Bombay, consisting of a living room and a kitchen with common amenities.
	AHMEDABAD.				
3	Constructing 1,216 tenements at Asarwa, Ahmedabad.	36,48,000	.....	36,48,000	It is proposed to construct 1,216 tenements in ground floor structures for industrial workers in the lands at Asarwa, Ahmedabad. Each tenement will consist of a living room and a kitchen, a compound with bathing place and one acqua-privy between two tenements.
4	Constructing 784 tenements at Mithipur, Ahmedabad.	23,52,000	.....	23,52,000	It is proposed to construct 784 tenements in ground floor structures for industrial workers on the lands at Mithipur. Each tenement will consist of a living room and a kitchen, a compound with bathing place and one acqua-privy between two tenements.

Serial No.	General type of Work.	Total estimated cost.	Anticipated expenditure up to the end of 1954–55.	Proposed expenditure during 1955–56.	Short description and the scope of the proposed work.
1	2	3	4	5	6
	VIRAMGAM.	Rs.	Rs.	Rs.	
12.	Constructing 25 tenements at Viramgam ...	75,000	.....	75,000	It is proposed to construct 25 tenements in ground floor buildings. The provision proposed is required to complete the work during 1955–56.
	BILLIMORA.				
13	Constructing 25 tenements at Billimora	75,000	.....	75,000	Do. do.
	Total—II New S. I. H. S. ...	2,32,41,000	.....	2,32,41,000	
	Grand Total of I and II ...	4,34,68,884	94,00,000	3,40,67,000	
III.	JUHU-VILE PARLE DEVELOPMENT SCHEME—				
	(*a*) Land Acquisition ...	18,56,282	.....	.....	As per paragraph 4 of Government letter, L. & H. D., No. 119/48-F, dated 1st April 1950, the amount of Rs. 15,52,179 has been fixed by Government as a revolving loan towards the cost of land remaining unallotted.
	(*b*) Arterial roads ...	18,03,873	.....	.....	.....
	(*c*) Canalisation and diversion of Nallas and construction of bunds.	4,41,716	.....	.....	The works mentioned at (*c*) and (*d*) have been completed. The work of constructing arterial roa is mentioned at (*b*) is in progress and would be completed during 1955-56.

(*d*) Construction of cross drainage works.	2,91,750	.....	.....	
(*e*) Filling in the land	31,35,661	.....	.....	The work of filling in the land mentioned at (*e*) is in progress and expected to be completed by August 1955.
Total ...	75,29,282	.....	.....	
Estimated cost to be borne by the Bombay Housing Board pending the disposal of the land remaining unallotted—III ...	15,52,179	15,52,179	.....	
Grand Total of I and II and III ...	4,50,21,063	1,09,52,179	3,40,67,000	

By order and in the name of the Governor of Bombay,

N. M. JANI,
Assistant Secretary to Government.

	POONA.					
5	Constructing 100 tenements at Poona	...	3,00,000	.....	3,00,000	It is proposed to construct 100 tenements in ground floor structures for industrial workers on lands at Poona. The provision proposed is required to complete the works during 1955-56.
	THANA.					
6	Constructing 100 tenements at Thana	...	3,00,000	.....	3,00,000	Do. do.
	HUBLI.					
7	Constructing 50 tenements at Hubli	...	1,50,000	.....	1,50,000	It is proposed to construct 50 tenements in ground floor buildings of permanent type. The provision proposed is required to complete the work during 1955-56.
	The provision proposed is required to					
	JALGAON.					
8	Constructing 50 tenements at Jalgaon	...	1,50,000	.....	1,50,000	It is proposed to construct 50 tenements in ground floor buildings of permanent type. The provision proposed is required to complete the work during 1955-56.
	NAVSARI.					
9	Constructing 50 tenements at Navsari	...	1,50,000	.....	1,50,000	Do. do.
	SURAT.					
10	Constructing 50 tenements at Surat	...	1,50,000	.....	1,50,000	Do. do..
	KALOL.					
11	Constructing 50 tenements at Kalol	...	1,50,000	.....	1,50,000	Do. do.

Serial No.	General type of Work.	Total estimated cost.	Anticipated expenditure up to the end of 1954–55.	Proposed expenditure during 1955–56.	Short description and the scope of the proposed work.
1	2	3	4	5	6
	VIRAMGAM.	Rs.	Rs.	Rs.	
12	Constructing 25 tenements at Viramgam ...	75,000	.....	75,000	It is proposed to construct 25 tenements in ground floor buildings. The provision proposed is required to complete the work during 1955–56.
	BILLIMORA.				
13	Constructing 25 tenements at Billimora	75,000	.....	75,000	Do. do.
	Total—II New S. I. H. S. ...	2,32,41,000	.....	2,32,41,000	
	Grand Total of I and II ...	4,34,68,884	94,00,000	3,40,67,000	
III.	JUHU-VILE PARLE DEVELOPMENT SCHEME—				
	(*a*) Land Acquisition ...	18,56,282	.....	.....	As per paragraph 4 of Government letter, L. & H. D., No. 119/48-F, dated 1st April 1950, the amount of Rs. 15,52,179 has been fixed by Government as a revolving loan towards the cost of land remaining unallotted.
	(*b*) Arterial roads ...	18,03,873	.....	.....	.....
	(*c*) Canalisation and diversion of Nallas and construction of bunds.	4,41,716	.....	.....	The works mentioned at (*c*) and (*d*) have been completed. The work of constructing arterial roads mentioned at (*b*) is in progress and would be completed during 1955-56.

II.—BUDGET ESTIMATES OF THE BOMBAY HOUSING BOARD FOR 1954-55.

REVENUE EXPENDITURE.

Serial No.	Particulars	1950-51 Accounts.	1951-52 Accounts.	1952-53 Accounts.	1953-54 Budget.	1953-54 Revised Estimates.	1954-55 Budget.	Estimates approved by the Administrative Department.	Estimates approved by the Finance Department.	Remarks.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
	I—ESTABLISHMENT.									
	A—Administration.									
(a)	Pay of Officers ...	85,333	75,837	61,074	70,500	71,750	83,100	78,180	78,180	*Includes a provision of Rs. 1,10,600 towards one year's rent for the premises occupied by the Bombay Housing Board Offices in Bombay.
(b)	Pay of Establishment ...	1,54,299	1,47,132	1,43,402	1,63,800	1,66,517	1,88,000	1,55,090	1,55,090	
(c)	Allowances and Honoraria ...	1,57,765	1,39,971	1,45,667	1,51,200	1,48,043	1,72,800	1,40,492	1,40,492	
(d)	Contingencies ...	52,294	59,855	58,431	98,200	1,66,789*	5,35,900	91,942	91,942	
	Total ...	4,49,691	4,22,795	4,08,574	4,83,700	5,53,099	9,79,800	4,65,704	4,65,704	
	B—Executive.									
(a)	Pay of Officers ...	1,28,707	89,395	89,459	1,24,600	1,08,001	1,69,500	1,25,623	1,25,623	
(b)	Pay of Establishment ...	3,58,507	2,72,612	2,66,700	4,10,700	3,34,904	5,58,100	3,63,095	3,63,095	
(c)	Allowances and Honoraria ...	3,72,441	2,79,682	2,64,074	3,67,400	3,06,322	4,98,100	3,22,186	3,22,186	
(d)	Contingencies ...	45,731	41,913	49,085	54,600	63,420	80,200	60,198	60,198	
	Total ...	9,05,386	6,83,602	6,69,318	9,57,300	8,12,647	13,05,900	8,71,102	8,71,102	
	C—Medical—Nil.									
	D—Sanitation.									
(a)	Pay of Officer ...	.....	.....	.....	.....	.....	.....	.....	.....	Expenditure for past years and estimates for the current and the next year included under Head "E-Estate Management".
(b)	Pay of Establishment									
(c)	Allowance and Honorary ...	.....	.....	.....	.....	.....	.....	.....	.....	
		.....	.....	.....	.....	.....	.....	.....	.....	

I.—BUDGET ESTIMATES OF THE BOMBAY HOUSING BOARD, BOMBAY FOR 1954–55.

Revenue Receipts.

Serial No.	Particulars.	1950–51 Actuals. *	1951–52 Actuals. *	1952–53 Actuals. *	1953–54 Budget.	1953–54 Revised Estimates.	1954–55 Budget.	Estimates approved by the Administrative Department.	Estimates approved by the Finance Department.	Remarks.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	Rent of Properties ...	13,96,599	21,19,403	21,74,575	22,16,000	23,13,900	29,86,300	29,86,300	29,86,300	*The actual figures for 1950–51, 1951–52 and 1952–53, are as per the audited accounts and hence slightly vary from those given in the last Budget.
2	Recoveries of expenditure ...	8,916	16,419	15,124	.....	38,000	.....	.....	.....	
3	Sale of Produce ...	43,655	12,587	24,916	17,000	30,000	40,000	40,000	40,000	
4	Miscellaneous Receipts—									
	(*a*) Subsidy ...	.....	.....	.....	.....	.....	.....	.....	.....	
	(*b*) Interest from Banks ...	.....	52,150	3,19,493	2,32,000	2,32,000	1,40,000	1,40,000	1,40,000	
	(*c*) Other Receipts ...	1,07,168	32,810	61,618	25,000	18,500	19,200	19,200	19,200	
5	Subventions from Government—									
	(*a*) On account of Subsidised rent charged to industrial labour ...	.....	.....	1,89,366	9,83,471	9,92,139	7,79,011	7,79,011	7,79,011	No provisions under 5(*b*) and (*c*) are made for 1954–55, since the interest charges on capital during construction are proposed to be capitalised in respect of the Subsidised Industrial Housing Scheme. There may not also be any vacant lands.
	(*b*) Interest on investment on land unbuilt upon ...	.....	.....	.....	52,915	1,23,522	.....	.....	.....	
	(*c*) For covering non-realisation of interest due to time lag between grant of loan and accrual of rents ...	.....	.....	.....	9,81,780	9,81,780	.....	.....	.....	
	Total ...	15,56,338	22,33,369	27,85,092	45,08,166	47,29,841	39,64,511	39,64,511	39,64,511	

E—Estate Management.									
(*a*) Pay of Officers	...	9,620	7,216	7,140	11,500	11,500	18,900	14,785	14,785
(*b*) Pay of Establishment	...	42,367	65,404	73,801	79,900	79,900	1,35,800	94,462	94,462
(*c*) Allowances and Honoraria	...	41,691	67,503	73,712	89,500	89,500	1,54,600	1,09,595	1,09,595
(*d*) Contingencies	...	9,838	6,189	15,688	14,700	14,700	19,500	18,569	18,569
Total	...	1,03,516	1,46,312	1,70,341	1,95,600	1,95,600	3,28,800	2,37,411	2,37,411
F—Expenditure on R. A. O.									
(*a*) to (*d*)	...	30,400	45,028	76,140	66,066	67,044	68,307	71,657	71,657
G—Special C. A. O.									
(*a*) Pay of Officers	...	6,179	6,598	7,477	9,000	8,040	9,000	8,890	8,890
(*b*) Pay of Establishment	...	19,267	20,400	21,228	30,300	27,881	39,400	30,548	30,548
(*c*) Allowances and Honoraria	...	15,801	17,179	16,880	22,800	21,227	26,600	21,325	21,325
(*d*) Contingencies	...	56	.....	.....	3,500	3,500	3,500	.....	.....
Total	...	41,303	44,177	45,585	65,600	60,648	78,500	60,763	60,763
II—Pension and Leave Contribution	...	32,215	31,839	16,788	1,32,000	1,32,000	36,000	56,165	56,165
III—Contribution to the Bombay Housing Board Contributory Provident Fund and Other Funds.		.....	.....	1,672	35,000	35,000	54,000	34,920	34,920
								17,97,722	17,97,722
IV—Interest on Capital (Rates of Interest to be stated).		8,64,000 (3 per cent.)	.....	.....	30,20,621	28,71,686*	11,48,422*	23,12,000	23,12,000
V—Expenditure connected with issue of new loans.		.....	.....	.....	.....	.....	.....	.....	.....
VI—(*a*) Depreciation on—									
(*i*) Buildings	...	2,52,078	2,82,738	2,60,747	2,88,350	3,44,622	5,47,237	5,47,237	5,47,237
(*ii*) Installations	...	47,223	50,933	50,785					
(*b*) Loss or gain by Sale of Capital Assets		.....	.....	.....	.....	.....	.....	.....	.....
VII—Maintenance and Repairs—									
(*i*) Ordinary Repairs (*ii*) Special Repairs	...	2,81,246	4,59,977	3,76,470	3,73,600	3,97,504	7,56,229	7,56,229	7,56,229

*Please see Secretary, BHB's No. B/CAO/XI/1298 BHB, dated 16th November 1953.

Increase in Column 7 is due to provision for 720 and 120 tenements at Worli and Ahmedabad respectively under allotment at present.

Do. do.

Serial No.	Particulars.	1950–51 Accounts.	1951–52 Accounts.	1952–53 Accounts.	1953–54 Budget.	1953–54 Revised Estimates.	1954–55 Budget.	Estimates approved by the Administrative Department.	Estimates approved by the Finance Department.	Remarks.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
VIII—Municipal and other Taxes	...	3,40,416	5,63,426	4,90,459	4,91,570	5,22,941	7,98,431	7,98,431	7,98,431	Increase in Column 7 is due to provisions for 720 and 120 tenements at Worli and Ahmedabad respectively under allotment at present.
IX—Minor Original Works	...		Transferred to Capital Account.							
X—Miscellaneous Expenditure—										
(i) Ground Rent	... ...	1,39,474	1,38,923	1,38,529	1,00,000	1,38,529	1,38,529	1,38,529	1,38,529	
(ii) Renewal etc.	... ...	.....	.....	.....	.....	.....	.....	.....	.....	
(iii) Bad Debts	... ...	.....	.....	.....	.....	.....	.....	.....	.....	
(iv) Law Charges	... ...	.....	.....	1,712	25,000	25,000	20,000	20,000	20,000	
(v) Fees	... ...	.....	.....	.....	.....	.....	.....	.....	.....	
(vi) Miscellaneous	... ...	80,729	47,254	1,09,658	35,000	2,70,000	2,70,000	2,70,000	2,70,000	
Total	...	2,20,203	1,86,177	2,49,899	1,60,000	4,33,529	4,28,529	4,28,529	4,28,529	
Total—Revenue Expenditure	...	35,67,677	29,17,004	28,16,778	62,69,407	64,26,320	65,30,155	66,40,148	66,40,148	
XI—Deduct—										
(i) Cost of Establishment transferred to Capital Account.		7,47,669	1,42,254	1,79,897	13,00,000	9,00,000	15,00,000	9,64,000	9,64,000	
(ii) Recovery of Centage charges	...	9,00,699	10,78,404	5,39,517	10,00,000	7,60,000	10,00,000	10,00,000	10,00,000	
(iii) Rebate on R. A. O.'s Establishment Expenditure.		19,200	30,400	45,028	76,140	76,140	67,044	67,044	67,044	
(iv) Expenditure met from Depreciation Fund.		.....	.....	.....	.....	.....	.....	.....	.....	
Total	...	16,94,568	12,51,058	7,64,442	23,76,140	17,36,140	25,67,044	20,31,044	20,31,044	
Net Expenditure on Revenue Account	...	18,73,109	16,65,946	20,52,336	38,93,267	46,90,180	39,63,111	46,09,104	46,09,104	

III.—BUDGET ESTIMATES OF THE BOMBAY HOUSING BOARD, BOMBAY.

CAPITAL ACCOUNT.

Capital Receipts.

Serial No.	Particulars.	1950–51 Accounts.	1951–52 Accounts.	1952–53 Accounts.	1953–54 Budget.	1953–54 Revised Estimates.	1954–55. Budget	Estimates approved by the Administrative Department.	Estimates approved by the Finance Department.	Remarks.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	Balance with the Housing Board as on the beginning of the year.	46,53,686	77,76,888	46,39,099	.....	9,91,378	.....	.....	.....	
2	Loans from Government during the year.	1,48,64,000	.....	.....	64,00,000	50,00,000	.....	.....	.....	
3	Other Loans (Public or Private) ...	.....	.....	.....	.....	.....	.....	.....	.....	
4	Sale of Properties	16,000	68,98,772	22,65,463	7,82,123	9,18,833	.....	.....	.....	
5	Suspense Accounts	.....	.....	.....	.....	.....	.....	.....	.....	
6	Amount expected for S. I. H. S. ...	.....	.....	.....	2,05,04,954	1,42,26,431	3,09,75,800	3,09,30,037	3,09,30,037	
	Total ...	1,95,33,686	1,46,75,654	69,04,562	2,76,87,077	2,11,36,642	3,09,75,800	3,09,30,037	3,09,30,037	
	Deduct—Loss on Capital on account of demolition of Buildings or writing off of Capital.	.....	.....	.....	.....	.....	.....	.....	.....	
	Total ...	1,95,33,686	1,46,75,654	69,04,562	2,76,87,077	2,11,36,642	3,09,75,800	3,09,30,037	3,09,30,037	

IV.—BUDGET ESTIMATES OF THE BOMBAY HOUSING BOARD, BOMBAY.

CAPITAL ACCOUNT

Capital Expenditure.

Serial No.	Particulars.	1950-51 Accounts.	1951-52 Accounts.	1952-53 Accounts.	1953-54 Budget.	1953-54 Revised Estimates.	1954-55 Budget.	Estimates approved by the Administrative Department.	Estimates approved by the Finance Department.	Remarks.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	Work in progress	74,23,348	10,61,123	18,67,534	29,50,000	32,56,760	*89,91,000	89,91,000	89,91,000	*These figures pertain to S. I. H. S.
2	Cost of Lands	22,08,937	23,58,274	59,967	33,50,000	28,23,700	.....	.....	.....	
3	(*i*) New Works exclusive of cost of land	.....	.....	.....	1,91,24,954	1,32,76,954	*2,02,84,800	2,02,27,800	2,02,27,800	
	(*ii*) Cost of land	.....	.....	.....	.....	.....	.....	.....	.....	
4	Establishment charges capitalised ...	7,74,669	1,42,254	1,79,897	13,00,000	9,00,000	15,00,000	9,64,000	9,64,000	
5	Tools and Plant	(—) 56,508	41,640	843	30,000	20,000	30,000	30,000	30,000	
6	Unforseen Expenditure	.....	.....	(—)331	50,000	50,000	70,000	70,000	70,000	
7	Amounts transferred to—									
	(*a*) Depreciation Fund	.....	.....	.....	.....	.....	.....	.....	.....	
	(*b*) To repay Government loans ...	.....	68,98,772	22,65,463	7,82,123	9,18,833	.....	5,47,237	5,47,237	
8	(*a*) Amounts transferred to other head...	.....	.....	.....	.....	.....	.....	.....	.....	
	(*b*) Minor original works	.....	.....	.....	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	
9	Suspense Accounts	13,19,808	(—)4,65,508	15,48,971	.....	(—)2,09,605	.....	.....	.....	
	Total ...	1,17,40,804	1,00,36,555	59,22,344	2,76,87,077	2,11,36,642	3,09,75,800	3,09,30,037	3,09,30,037	

APPENDIX.

	Rs.	a.	p.
Amount of Loan declared under section 54(2) of the Bombay Housing Board Act, 1948	1,12,95,677	12	2
Loans drawn from Government during 1949-50	1,74,00,000	0	0
Loans drawn from Government during 1950-51	1,48,64,000	0	0
Loans drawn from Government during 1951-52	....		
Loans drawn from Government during 1952-53	....		
Loans drawn during 1953-54	1,37,00,000	0	0
	5,72,59,677	12	2

Amounts repaid by the Board to the Government during 1949-50	*Nil.*	
During 1950-51	*Nil.*	
During 1951-52	84,48,772	
During 1952-53	27,85,232	
Repaid and expected to be repaid during 1953-54	13,71,012	
Depreciation Fund accumulation for 1953-54	+4,52,179	
Total ..	17,41,320	

Amount remaining unutilized with the Bombay Housing Board—	Rs.
At close of 1949-50	46,53,686
At close of 1950-51	77,76,882
At close of 1951-52	46,39,099
At close of 1952-53	9,91,378
At close of 1953-54	*Nil.*

V.—BUDGET ESTIMATES OF THE BOMBAY HOUSING BOARD, BOMBAY

FUNDS—DEPOSITS AND ADVANCES.

Serial No.	Particulars.	1950–51 Accounts.	1951–52 Accounts.	1952–53 Accounts.	1953–54 Budget.	1953–54 Revised Estimates.	1954–55 Budget.	Estimates approved by the Administrative Department.	Estimates approved by the Finance Department.	Remarks.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
	FUNDS.									
	Depreciation Fund.									
(1)	Amount brought forward from previous year—Opening Balance.	2,23,231	5,22,532	8,56,203	11,83,246	11,67,736	15,12,537	15,12,537	15,12,537	
	Add—Amount transferred from Revenue Account.	2,99,301	3,33,671	3,11,532	3,25,146	3,44,622	5,47,237	5,47,237	5,47,237	
	Add—Interest realised to be charged to Revenue Account.	....	....	....	....	....	....	....	....	
	Total ..	5,22,532	8,56,203	11,67,735	15,08,392	15,12,357	20,59,774	20,59,774	20,59,774	
(2)	Provident Fund (Staff)				*Nil.*					Bombay Housing Board Contributory Provident Fund is not operated upon by the Board.
(3), (4) and (5)	.. ..				*Nil.*					

VI—BUDGET ESTIMATES OF THE BOMBAY HOUSING BOARD, BOMBAY—INVESTMENT ACCOUNT.

Nil.

No investments are envisaged out of the Depreciation Fund or the Contributory Provident Fund.

Details of the Works-in-Progress and New Works Proposed in the Budget Estimates for 1954–55.

Serial No.	Description of the Work or Project.	Total Estimated cost of the work.	Expenditure to end of 1953–54.	Accounts, 1952–53.	Budget, 1953–54.	Revised Estimate for 1953–54.	Budget Estimate for 1954–55.	Estimate approved by the Administrative Department.	Estimate approved by the Finance Department.	Remarks.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
	SUBSIDISED INDUSTRIAL HOUSING SCHEME.									
	I—Works-in-Progress.									
1	Constructing 450 tenements on Survey No. 14 at Chembur, Bombay.	20,25,000	8,25,000	.....	20,25,000	8,25,000	12,00,000	12,00,000	12,00,000	*Works 1 to 5.*—(*a*) These works comprise of the Government of India's Subsidised Industrial Housing Scheme provisions for which were sanctioned by Government in the Budget Estimates for 1953–54. (*b*) Sanction to the Execution of these schemes was accorded by the Government of India, *vide* their letters No. H-5-A-(6)/52 of 11th February 1953 and No. H-5-A-(6)/52 of 12th March 1953 and by the Government in the P. W. D., *vide* G. L. No. (1) IHS-1152/22848-H of 7th March 1953, (2) IHS-1153/38261-H of 11th April 1953 and (3) IHS-1153/103538-H-I of 10th October 1953.
2	Constructing 1,575 tenements on Survey No. 14 at Chembur, Bombay.	70,87,500	28,87,500	.....	70,87,500	28,87,500	42,00,000	42,00,000	42,00,000	*Works 1 to 3.*—The possession of the land required for these schemes was handed over to this Organisation only on 15th June 1953. As the monsoon season has already set in then, the work of filling in the low lying area, excavation etc. could not be undertaken till the monsoon season was over. As the monsoon was extremely heavy this year (1953–54) it was impossible to carry out the work of filling in the low lying area. In view of this, the work on these schemes was commenced in October 1953. In the initial stage it takes some time to carry out the work of filling in the area, excavation etc. and as such the work above plinth level can only be commenced by January 1954. In view of these difficulties the work on these schemes could not be completed during 1953–54.
3	Constructing 114 tenements on Survey No. 14 at Chembur, Bombay.	6,48,000	3,00,000	.....	6,48,000	3,00,000	3,48,000	3,48,000	3,48,000	(*c*) The provision proposed herein is required for completion of these schemes during 1954–55.
4	Constructing 444 tenements on Survey Nos. 68 to 83 at Chembur, Bombay.	19,98,000	8,98,000	.....	19,98,000	8,98,000	11,00,000	11,00,000	11,00,000	*Work No. 4.*—As a result of monsoon season the work on this scheme was commenced in October 1953. Due to the difficulties as explained above in respect of schemes 1, 2 and 3 the work on this scheme could not be completed during 1953–54. Provision proposed herein is required for completion of this scheme during 1954–55.

Serial No.	Description of the Work or Project.	Total Estimated cost of the work.	Expenditure to end of 1953–54.	Accounts, 1952–53.	Budget, 1953–54.	Revised Estimates, 1953–54.	Budget Estimate for 1954–55.	Estimate approved by the Administrative Department.	Estimate approved by the Finance Department.	Remarks.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
5	Constructing 1,050 tenements on Malak Saban Lands, Ahmedabad	31,43,700	10,00,000	.....	10,00,000	10,00,000	21,43,000	21,43,000	21,43,000	*Work No. 5.*—Sanction to the execution of this scheme was accorded by Government on 10th October 1953 *vide* Government Letter, P. W. D., No. IHS-1153/103538-H-I of 10th October 1953. As it takes some time to call for tenders, to fix up the contracts the work on this scheme would be commenced earliest by the middle of December 1953. As the time then left for the close of the financial year 1953–54 is short the work on this scheme could not be completed during 1953–54. Provision proposed herein is required for completion of this scheme during 1954–55.
	Total, Works-in-Progress ...	1,49,02,200	59,10,500	.....	1,27,58,500	59,10,500	89,91,000	89,91,000	89,91,000	
	II—New Subsidised Housing Schemes, Bombay.									
1	Constructing 1,080 tenements on the remaining land in Survey No. 14 at Chembur, Bombay.	48,60,000	.....	.....	.....	.....	48,60,000	48,60,000	48,60,000	It is proposed to construct 1,080 tenements on the land on Survey No. 14 at Chembur. The plans for this scheme are the same as per those sanctioned by Government for schemes 1, 2 and 3 (on Survey No. 14 at Chembur) mentioned under "Works-in-Progress".
2	Constructing 756 tenements on Government land in Survey No. 103 of village Kirol contiguous to Survey No. 14 of Chembur.	34,02,000	.....	.....	.....	.....	34,02,000	34,02,000	34,02,000	(*a*) It is proposed to construct 756 tenements on Government land in Survey No. 103 of village Kirol. This portion of land is contiguous with the land in Survey No. 14 at Chembur where the work of construction of 2,169 tenements is in progress and where 1,080 more tenements are proposed—*vide* work No. 1 above. (*b*) It is proposed to construct these tenements on undeveloped Government land assuming that the same would be made available free of cost. In case any payment is to be made on account of the cost of Government land the cost will be increased to that extent. (*c*) The plans for this scheme are the same as per those sanctioned by Government for the schemes on Survey No. 14 at Chembur.
3	Constructing 144 tenements on the remaining lands adjacent to Survey Nos. 68 to 71 of Chembur, Bombay.	6,48,000					6,48,000	6,48,000	6,48,000	It is proposed to construct 144 tenements on the land at Chembur. The plans for this scheme are the same as per those sanctioned by Government, for construction of 450 and 444 tenements on land in Survey Nos. 68 to 72 at Chembur during the year 1953–54.

4	Constructing 336 tenements on the land at the Foot of Worli Hill, Bombay.	15,12,000	.....	. .	.....	.....	15,12,000	15,12,000	15,12,000	It is proposed to construct multi-storeyed (Ground and three upper floors) tenements on the land at the Foot of Worli Hill, Bombay. The plans and estimate will be submitted to Government for approval shortly.
5	Constructing 72 tenements on plots 47, 48 and 49 of Survey No. XVI of Andheri Sector of Sahar at Andheri.	3,24,000	.....	....	... ..	.....	3,24,000	3,24,000	3,24,000	It is proposed to construct 72 multi storeyed tenements on the land at Andheri. The plans and estimate will be submitted to Government for approval shortly.
	Ahmedabad.									
6	Constructing 2,136 tenements on the remaining lands at Malak Saban, Ahmedabad.	63,95,184	.....	.....	.....	.....	63,95,100	63,95,100	63,95,100	It is proposed to construct 2,136 tenements on Malak Saban lands, Ahmedabad. The plans for this scheme are the same as per those sanctioned by Government, for the construction of 2,866 tenements on Malak Saban lands during the year 1953–54.
7	Constructing 550 tenements at Ahmedabad.	16,46,700	.....	.....	.....	.....	16,46,700	16,46,700	16,46,700	It is proposed to construct 550 tenements in ground floor structures for Industrial workers on lands in Industrial area in Ahmedabad. Each tenement will consist of a living room and a kitchen, a compound with bathing place, and one *aqua privy* between two tenements.
	Poona.									
8	Constructing 100 tenements at Poona ...	2,80,000	.....	.....	.....	.....	2,80,000	2,80,000	2,80,000	The work of constructing 100 tenements of permanent type in industrial area is to be undertaken during 1954–55. The provision proposed is required to complete the work during 1954–55.
9	Constructing 100 tenements at Sholapur.	2,70,000	.....	.....	.....	.....	2,70,000	2,70,000	2,70,000	The work of constructing 100 tenements in ground floor buildings of permanent type is to be undertaken during 1954–55. The provision proposed is required to complete work during 1954–55.
10	Constructing 50 tenements at Hubli ...	1,42,500	.....	.....	.....	.....	1,42,500	1,42,500	1,42,500	The work of constructing 50 tenements in ground floor building of permanent type is to be undertaken during 1954–55. The provision proposed is required to complete the work during 1954–55.
11	Constructing 100 tenements at Jalgaon.	2,99,000	.....	.....	.....	.....	2,99,000	2,99,000	2,99,000	The work of constructing 100 tenements in ground floor buildings of permanent type is to be undertaken during 1954–55. The provision proposed is required to complete the work d ring 1954–55.
12	Constructing 100 tenements at Surat ...	2,99,000	.....	.....	.....	.....	2,99,000	2,99,000	2,99,000	The work of constructing 100 tenements in ground floor buildings of permanent type is to be undertaken during 1954–55. The proposed provision is required to complete the work during 1954–55.
13	Constructing 50 tenements at Nadiad ...	1,49,500	.....	.....	.....	.....	1,49,500	1,49,500	1,49,500	The work of constructing 50 tenements in ground floor buildings of permanent type is to be undertaken during 1954–55. The provision proposed is required to complete the work during 1954–55.
	Total, "New Works" ...	2,02,84,884	.....	.....	.....	.....	2,02,84,800	2,02,27,800	2,02,27,800	
	Grand Total ...	3,51,87,084	59,10,500	.....	1,27,58,500	59,10,500	2,92,75,800	2,92,18,800	2,92,18,800	

Schedule of Staff of Officers and Subordinates in the employ of the Bombay Housing Board, sanctioned for 1954-55.

Serial No.	Category of post and pay scale.	Posts sanctioned for 1954-55.
1	2	3
	Gazetted Rank Officers.	
1	Housing Commissioner. 1,300—60—1,600 (M)	1
2	Secretary, Bombay Housing Board. 500—40—700 (B)	1
3	Legal Adviser Remuneration as fixed by Bombay Housing Board	1
4	Assistant Housing Commissioner. 950—950—50—1,100 (B)	2
5	Executing Engineer including Personal Assistant to Housing Commissioner, Bombay. 500—30—650—E.B.—45—1,100 (M).	8
6	Works and Design Officer (Senior Deputy Engineer). 450—30—750 (M)	1
7	Deputy Engineers. 220—15—400—E.B.—20—500—E.B.—25—650 (M)	35
8	Estate Manager. 500—40—700 (B)	1
9	Chief Accounts Officer. 740—45—1,100 (B)	1
10	Assistant Estate Manager at Bombay. 220—15—400 (B)	2
11	Assistant Estate Manager at Ahmedabad. 220—15—400 (M)	1
	Total	54
	Non-Gazetted Staff.	
1	Senior Superintendent. 475—25—600 (B)	1
2	Junior Superintendent. 320—20—440 (B)	4
3	Senior Assistant. 210—15—300 (B)	6
4	Junior Assistant. 120—10—200—E.B.—10—250 (B)	6
5	Senior Accounts Clerk. 100—8—140 (M)	10
6	Senior Clerks (including Typists). 92—8—140 (M)	105
7	Junior Clerks. 46—3—85—E.B.—4—105 (M)	105
8	Cashier. 92—8—140 (M)	1
9	Assistant Cashier. 75—5—100—8—140 (M)	1
10	Stenographer. 140—8—220—10—270 (B)	1
11	Divisional Accountant. 130—10—250—E.B.—15—355 (M)	8
12	Head Clerk in Assistant Housing Commissioner's office. 220—10—300 (M)	2
13	Head Clerks in Executive Engineer and Estate Manager's office. 140—10—190 (M)	8
14	Storekeeper. 75—5—100—E.B.—8—140—10—150 (M)	7
15	Supervising Rent Collector. 100—8—140—10—200 (M)	1
16	Telephone Operator. 92—8—140 (M)	1
17	Meter Reader. 46—3—85—E.B.—4—105 (M)	2
18	Rent Collectors. 92—8—140 (M) and 75—5—100—8—140 (M)	24
19	First Clerks in Assistant Housing Commissioner's office. 150—10—200 (M)	2
20	Senior Auditor. 150—10—200 (M)	2
21	Auditors. 92—8—140 (M)	9
22	Record Keeper. 46—3—85—E.B.—4—105 (M)	1
23	Sanitary Inspector at Bombay. 80—5—120—E.B.—8—160 (B)	2
24	Sanitary Inspector at Ahmedabad. 80—5—120—E.B.—8—160 (M)	1
25	Senior Architectural Assistant. 240—20—400—E.B.—20—600 (M)	1
26	Architectural Assistant. 240—20—400 (M)	1
27	Overseers. 80—5—100—8—140—E.B.—10—220—E.B.—10—270 (M)	127

Serial No.	Category of post and pay scale.	Posts sanctioned for 1954–55.
1	2	3
	Non-Gazetted Staff—contd.	
28	Head Draftsman. 180—10—270 (M) or 150—10—200 (M)	2
29	Draftsman. 110—10—180 (M) or 100—4—120—E.B.—5—170 (M) according to qualification	8
30	Assistant Draftsman. 70—5—120 (M)	3
31	Tracers. 46—3—85—E.B.—4—105 (M)	19
32	Computors. 46—3—85—E.B.—4—105 (M)	2
33	Comptists. 92—8—140 (M)	1
34	Electrician. 55—3—85—4—105 (M)	1
35	Maistry. 55—3—85—4—105 (M)	3
36	Pump attendant-*cum*-fitter. 55—3—85—4—105 (M)	2
37	Sweepers. 30—½—35 (M)	124
38	Mukadam. 35—½—40 (M)	5
39	Motar Driver. 65—5—80 (B)	1
40	Daftary's in Housing Commissioner, Chief Accounts Officer, Estate Manager's Office. 40—1—50—2—60 (B)	3
41	Daftary's in Assistant Housing Commissioner and Executive Engineer's Office. 35—1—50 (M)	9
42	Havaldar. 50—1—55 (B)	1
43	Naik n Housing Commissioner's and Estate Manager's Office. 40—1—50 (B)	2
44	Naik in Assistant Housing Commissioner and Executive Engineer's office. 35—1—45 (M)	9
45	Peons in Bombay Housing Board, Housing Commissioner, Chief Accounts Officer's office and Estate Manager's office. 35—½—40 (B).	34
46	Peons in Assistant Housing Commissioner Executive Engineer and Estate Manager, Ahmedabad. 30—½—35(M)	104
47	Chowkidar in Housing Commissioner's office. 35—½—40 (B)	2
48	Chowkidar in Assistant Housing Commissioner and Executive Engineer. 30—½—35 (M)	9
49	Hamal. 35—½—40 (B)	3
50	Cycle Messenger. 35—½—40 (B)	1
51	Sweeper-*cum*-Hamal. 35—½—40 (B)	1
52	Sweeper-*cum*-Hamal. 35—½—40 (M)	1
53	Mali. 35—½—40 (B)	1
54	Japtidar. 35—½—40 (B)	3
		793

Statement showing the special pays attached to the various posts.

(1) The Executive Engineer, Housing Division, Ahmedabad, is allowed a special pay of Rs. 75 per month for doing the Estate Management work. (Please *vide* Resolution No. 176 of the Bombay Housing Board, dated 14th December 1949 and the Government, Labour and Housing Department, Letter No. 655/48/26432-E, dated 10th August 1951).

(2) Deputy Engineers attached to the office of the Housing Commissioner will get a special pay of Rs. 50 per month. (Please *vide* Government Memorandum, Political and Services Department, No. 670/46-F, dated 22nd August 1947).

(3) Overseers attached to the offices of the Housing Commissioner, Assistant Housing Commissioners and Executive Engineers will get a special pay of Rs. 20 per month each. (Please *vide* Government Memorandum, Political and Services Department, No. 670/46-F, dated 20th February 1948).

(4) Cashiers in the offices of the Housing Commissioner and the Chief Accounts Officer, Bombay Housing Board, will get a special pay of Rs. 20 per month each. Senior Cashier in the office of the Estate Manager, Bombay Housing Board will get Rs. 30 per month. (Please *vide* Political and Services Department, No. 670/46-F, dated 13th January 1947, Bombay Housing Board's No. 30, dated 6th May 1945 and Bombay Housing Board No. 21, dated 11th April 1949 respectively.)

(5) Peon taking out Cyclostyle copies will get allowance of Rs. 2 per month. (Please *vide* Government Memorandum, Political and Services Department, No. 538/46-F, dated 26th February 1947).

SANCTIONED HOUSING PROGRAMME OF THE BOMBAY HOUSING BOARD FOR 1954–55.

APPROXIMATE COST OF WORK.

Serial No.	General type of work.	Total estimated cost.	Anticipated expenditure up to end of 1953–54	Proposed expenditure during 1954–55.	Short description and scope of the proposed work.
1	2	3	4	5	6
		Rs.	Rs.	Rs.	
	SUBSIDIZED INDUSTRIAL HOUSING SCHEME.				
	I.—WORKS-IN-PROGRESS.				
1	Constructing 450 tenements on S. No. 14 at Chembur, Bombay.	20,25,000	8,25,000	12,00,000	The work of constructing 450 tenements in storeyed R. C. C. buildings of permanent type is in progress. The provision proposed is required to complete the work during 1954–55.
2	Constructing 1,575 tenements on S. No. 14 at Chembur, Bombay.	70,87,500	28,87,500	42,00,000	The work of constructing 1,575 tenements in storeyed R. C. C. buildings of permanent type is in progress. The provision proposed is required to complete the work during 1954–55.
3	Constructing 144 tenements on S. No. 14 at Chembur, Bombay.	6,48,000	3,00,000	3,48,000	The work of constructing 144 tenements in storeyed R. C. C. buildings of permanent type is in progress. The provision proposed is required to complete the work during 1954–55.
4	Constructing 444 tenements on S. Nos. 68 to 83 at Chembur, Bombay.	19,98,000	8,98,000	11,00,000	The work of constructing 444 tenements in storeyed R. C. C. buildings of permanent type is in progress. The provision proposed is required to complete the work during 1954–55.
5	Constructing 1,050 tenements on Malak Saban lands, Ahmedabad.	31,43,700	10,00,000	21,43,000	The work of constructing 1,050 tenements in ground floor buildings of permanent type is in progress. The provision proposed is required to complete the work during 1954–55.
	Total "Works-in-progress" ...	1,49,02,200	59,10,500	89,91,000	
	II.—NEW SUBSIDIZED HOUSING SCHEMES.				
	Bombay.				
1	Constructing 1,080 tenements on the remaining land in S. No. 14 at Chembur, Bombay.	48,60,000	.....	48,60,000	It is proposed to construct 1,080 multi storeyed tenements of permanent type on the land in S. No. 14 of Chembur for Industrial workers, consisting of a living room and a kitchen with common amenities.
2	Constructing 756 tenements on Government land in S. No. 103 of village Kirol contiguous to S. No. 14 of Chembur, Bombay.	34,02,000	.....	34,02,000	It is proposed to construct 756 multi-storeyed tenements of permanent type for Industrial workers on Government land in S. No. 103 of village Kirol near S. No. 14 of Chembur. Each tenement consists of a living room and a kitchen with common amenities.
3	Constructing 144 tenements on the remaining lands adjacent to S. Nos. 68 to 71, Chembur, Bombay.	6,48,000	.....	6,48,000	It is proposed to construct 144 multi-storeyed tenements of permanent type consisting of one living room and a kitchen with common amenities, for Industrial workers on the land adjacent to S. Nos. 68 to 71 at Chembur.
4	Constructing 336 tenements on the land at the Foot of Worli Hills, Bombay.	15,12,000	.....	15,12,000	It is proposed to construct 336 multi-storeyed tenements of permanent type for Industrial workers on lands at Foot of Worli Hills, Bombay, consisting of a living room and a kitchen with common amenities.
5	Constructing 72 tenements on plots 47, 48 and 49 of S. No. XVI of Andheri Sector of Sahar of Andheri.	3,24,000	.....	3,24,000	It is proposed to construct 72 multi-storeyed tenements of permanent type for Industrial workers on land at Andheri, Bombay, consisting of a living room and a kitchen with common amenities.

GOVERNMENT OF INDIA
MINISTRY OF WORKS HOUSING AND SUPPLY.

No.HI/1(110)/54 New Delhi, the 2-1-1956.

From

Shri J.G. Kumaramangalam,
Under Secretary to the Govt. of India.

To

The Secretary to the Govt. of Bombay,
Rehabilitation, Housing & Backward Classes Department,
Sachivalaya, Foreshore Road, Bombay 1.

Subject :- Subsidised Industrial Housing Scheme - Increase in Standard cost of construction.

Sir,

With reference to your letter No.IHS-1154-F dated the 19th December 1955, on the above subject, I am directed to say that the increased quantum of financial assistance to the extent of Rs.2,900/- per single-roomed tenement, as communicated in this Ministry's letter No.HI/1(110)/54 dated the 10th December 1955 will be decided for individual projects on merits, after taking into account the cost of construction of the building and the cost of land and its development, and that no general relaxation in the Scheme has as yet been made.

Yours faithfully,

(J.G. Kumaramangalam)
Under Secretary to the Govt. of India.

AO.9/2/-

IMMEDIATE.

GOVERNMENT OF INDIA.
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No.HI/5.(78)/54. Dated, New Delhi, the 19th January, 1956.

From

Shri J.G.Kumaramangalam,
Under Secretary to the Government of India.

To

The Accountant General,
Central Revenues, New Delhi.

Subject:- Subsidised Industrial Housing Scheme - Construction of 100 tenements at Surat - Bombay Government's scheme - Payment of loan.

Sir,

I am directed to refer to this Ministry's letter No.H-5A(78)/54, dated the 2nd February 1955, addressed to the Secretary to the Government of Bombay, Public Works Department (copy endorsed to you through the Ministry of Finance, and to convey the sanction of the President to the immediate payment to the Government of Bombay of a sum of Rs.45,000/-/- (Rupees forty-five thousand only) being the first instalment of the loan of Rs.1,35,000/-/- sanctioned for the State Government, under the Subsidised Industrial Housing Scheme, for the construction of 100 tenements at Surat.

The exact date of payment may please be intimated to this Ministry.

2. The amount is repayable in 25 annual and equated instalments of principal and interest @ ~~4½~~ 4¼% per annum in accordance with the instructions issued ~~fix~~ vide this Ministry letter No.H.I.(76)/54 dated the 28th May, 1954.

Yours faithfully,

Sd/- J.G.Kumaramangalam.
Under Secretary to the Govt. of India.

Copy with three spare copies forwarded for necessary action to the Ministry of Finance (Works Division) with reference to their U.O.No.344-W/56, dated 17.1.56.

Copy also to the

1) Secretary to the Government of Bombay, Rehabilitation, Housing and Backward Classes Department, Bombay with reference to his letter No.P-557/138-F, dated the 6th January, 1956.

2) Accountant General, Bombay.
3) Budget Branch of the Ministry of WH&S.

4) Sanction file (with six spare copies).

Sd/-

(J.C.KUMARAMANGALAM).
Under Secretary to the Govt. of India.

IMMEDIATE.

GOVERNMENT OF INDIA
MINISTRY OF WORKS, HOUSING AND SUPPLY

No.HI/5.A(50)/54 Dated, New Delhi, the 20th January 1956.

From
Shri T.N. Srivastava,
Under Secretary to the Government of India.

To
The Accountant General,
Central Revenues,
New Delhi.

Subject:- Subsidised Industrial Housing Schemes - construction of 50 tenements at Hubli - Bombay Government's Scheme - payment of loan

Sir,

I am directed to refer to this Ministry's letter No.HI/5.A(50)/54-IV dated the 22nd January 1955 addressed to the Secretary to the Government of Bombay, Public Works Department (copy endorsed to you through the Ministry of Finance), and to convey the sanction of the President to the immediate payment to the Government of Bombay, of a sum of Rs.22,500/- (Rupees twenty two thousand and five hundred only) being the first instalment of the loan of Rs.67,500/- sanctioned for the state Government, under the Subsidised Industrial Housing Scheme, for the construction of 50 tenements at Hubli.

The exact date of payment may please be intimated to this Ministry.

2. The amount is repayable in 25 annual and equated instalments of principal and interest @ 4¼% per annum in accordance with the instructions issued vide this Ministry letter No.H.I.(76)/54 dated the 28th May 1954.

Yours faithfully,

(T.N. Srivastava)
Under Secretary to the Govt. of India.

Copy with three spare copies forwarded for necessary action to the Ministry of Finance (Works Division) with reference to their u.o. No.408-W/56 dated 19-1-1956.

Copy also to:-

(1) Secretary to the Government of Bombay, Rehabilitation, Housing and Backward Classes Department, Bombay with reference to his letter No.P-557/138-F dated the 6th January 1956, (2) Accountant General, Bombay (3) Budget Branch of the Ministry of Works, Housing and Supply, (4) Sanction file (with six spare copies).

(T.N. Srivastava)
Under Secretary to the Govt. of India.

AO.1/2/-

IMMEDIATE

GOVERNMENT OF INDIA
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No.HI/5.A(84)/55-III Dated New Delhi, the 23rd Jan.1956.

From

Shri T.N. Srivastava,
Under Secretary to the Govt. of India

To

The Accountant General,
Central Revenues,
New Delhi.

Subject :- Subsidised Industrial Housing Scheme-Construction of 784 tenements at Mithipur, Ahmedabad-Bombay Government's Scheme - payment of loan.

Sir,

I am directed to refer to this Ministry's letter No. HI/5A(84)/55-III dated the 5th September 1955 addressed to the Secretary to the Government of Bombay, Rehabilitation, Housing and Backward Classes Department(copy endorsed to you through the Ministry of Finance) and to convey the sanction of the President to the immediate payment to the Government of Bombay of a sum of Rs.3,52,800/- (Rupees three lakhs, fifty two thousand and eight hundred only being the first instalment of the loan of Rs.10,58,400/- sanctioned for the state Govt., under the Subsidised Industrial Housing Scheme, for the construction of 784 tenements at Mithipur, Ahmedabad.

The exact date of payment may please be intimated to this Ministry.

2. The amount is repayable in 25 annual and equated instalment of principal and interest @ 4¼% p.a. in accordance with the instructions issued vide this Ministry letter No.HI.(76)/54 dated the 28th May 1954.

Yours faithfully,

(T.N. Srivastava)
Under Secretary to the Govt. of India.

Copy with three spare copies forwarded for necessary action to the Ministry of Finance (Works Division) with reference to their u/o No.343-W/56 dated 20-1-56.

Copy also to the :-

(1) Secretary to the Government of Bombay, Rehabilitation Housing and Backward Classes Department, Bombay, with reference to his letter No.IHS-1155/61902-F dated the 24th December 1955.

(2) Accountant General, Bombay,

(3) Budget Branch of the Ministry of W.H. & S.

(4) Sanction file (with six spare copies)

(T.N. Srivastava)
Under Secretary to the Govt. of India.

AO./-

IMMEDIATE.

GOVERNMENT OF INDIA
MINISTRY OF WORKS, HOUSING AND SUPPLY

No.HI/5A(84)/55-I New Delhi, the 24th January 1956.

From
Shri T.N. Srivastava,
Under Secretary to the Govt. of India.

To
The Accountant General,
Central Revenues,
New Delhi.

Subject :- Subsidised Industrial Housing Scheme - Construction of 3024 tenements at Parel, Bombay - Bombay Government's Scheme- payment of Loan.

Sir,

I am directed to refer to this Ministry's letter No. HI/5A(84)/55-I dated the 5th September 1955, addressed to the Secretary to the Government of Bombay, Rehabilitation, Housing and Backward Classes Department (copy endorsed to you through the Ministry of Finance) and to convey the sanction of the President to the immediate payment to the Government of Bombay of a sum of Rs.22,68,000/- (Rupees twenty two lakhs and sixty eight thousand only) for the State Government under the Subsidised Industrial Housing Scheme for the construction of 3024 tenements at Parel, Bombay.

(being the first instalment of the loan of Rs.68,04,000 sanctioned

The exact date of payment may please be intimated to this Ministry.

2. The amount is repayable in 25 annual and equated instalments of principal and interest @ 4¼% per annum in accordance with the instructions issued vide this Ministry letter No.HI (76)/54 dated the 28th May 1954.

Yours faithfully,

(T.N. Srivastava)
Under Secretary to the Govt. of India.

Copy with three spare copies forwarded for necessary action to the Ministry of Finance (Works Division) with reference to their u.o. No.343-W/56 dated 20-1-56.

Copy also to the :

(1) Secretary to the Government of Bombay, Rehabilitation Housing and Backward Classes Department, Bombay with reference to his letter No.IHS-1155/61902-F dated the 24th December 1955.

(2) Accountant General, Bombay.

(3) Budget Branch of the Ministry of W.H. & S.

(4) Sanction file (with six spare copies).

(T.N. Srivastava)
Under Secretary to the Government of India.

AO/-4/23-

IMMEDIATE.

GOVERNMENT OF INDIA
MINISTRY OF WORKS, HOUSING AND SUPPLY

No.HI/5.A(84)/55-II New Delhi, the 24th January 1956.

From

Shri T.N. Srivastava,
Under Secretary to the Government of India.

To

The Accountant General,
Central Revenues,
New Delhi.

Subject:- Subsidised Industrial Housing Scheme - Construction of 1216 tenements at Asarwa, Ahmedabad-Bombay Government's Scheme- Payment of loan.

Sir,

I am directed to refer to this Ministry's letter No. HI/5A(84)/55-II, dated the 5th September 1955, addressed to the Secretary to the Government of Bombay, Rehabilitation, Housing and Backward Classes Department (copy endorsed to you through the Ministry of Finance), and to convey the sanction of the President to the immediate payment to the Government of Bombay of a sum of Rs.5,47,200/- (Rupees five lakhs, forty seven thousand and two hundred) only being the first instalment of the loan of Rs.16,41,600/- sanctioned for the State Government, under the Subsidised Industrial Housing Scheme, for the construction of 1216 tenements at Asarwa, Ahmedabad.

The exact date of payment may please be intimated to this Ministry.

2. The amount is repayable in 25 annual and equated instalments of principal and interest @ 4¼% p.a. in accordance with the instructions issued vide this Ministry letter No.HI. (76)/54 dated the 28th May 1954.

Yours faithfully,

(T.N. Srivastava)
Under Secretary to the Govt. of India.

Copy with three spare copies forwarded for necessary action to the Ministry of Finance (Works Division) with reference to their u.o. No.343-W/56 dated 20-1-56.

Copy also to the :-

(1) Secretary to the Govt. of Bombay, Rehabilitation, Housing and Backward Classes Department, Bombay with reference to his letter No.IHS.1155/61902-F dated the 24th December 1955.

(2) Accountant General, Bombay,

(3) Budget Branch of the Ministry of W.H. & S.

(4) Sanction file (with six spare copies.)

(T.N. Srivastava)
Under Secretary to the Govt. of India.

AC./-

IMMEDIATE.

GOVERNMENT OF INDIA
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No.HI/5A(84)/55-V. New Delhi, dated, the 24th Jan. 1956.

From

Shri T.N.Srivastava,
Under Secretary to the Govt. of India.

To

The Accountant General,
Central Revenues, New Delhi.

Subject:- Subsidised Industrial Housing Scheme - Construction of 474 tenements at Bandra, Bombay - Bombay Government's Scheme - payment of loan..

Sir,

I am directed to refer to this Ministry's letter No.HI/5A(84)-55-V, dated the 9th December 1955 addressed to the Secretary to the Govt. of Bombay, Rehabilitation, Housing and Backward Classes Department (copy endorsed to you through the Ministry of Finance) and to convey the sanction of the President to the immediate payment to the Government of Bombay, of a sum of Rs.3,55,500/- (Rupees three lakhs, fifty five thousand and five hundred only) being the first instalment of the loan of Rs.10,66,500/- sanctioned for the State Government, under the subsidised Industrial Housing Scheme, for the construction of 474 tenements at Bandra, Bombay.

The exact date of payment may please be intimated to this Ministry.

2. The amount is repayable in 25 annual and equated instalments of principal and interest @ 4¼% p.a. to in accordance with the instructions issued vide this Ministry letter No.HI(76)/54, dated the 23th May, 1954.

Yours faithfully,

(T.N.SRIVASTAVA).
Under Secretary to the Government of India.

Copy, with three spare copies forwarded for necessary action to the Ministry of Finance (Works Division) with reference to their U.O.No.343-W/56, dated 20.1.56.

Copy also to the :-

1. Secretary to the Govt. of Bombay, Rehabilitation, Housing and Backward Classes Department, Bombay with reference to his letter No.IHS-1155/61902-F, dated the 24th December 1955,
2. Accountant General, Bombay.
3. Budget Branch of the Ministry of W.H. & S.
4. Sanction file (with six spare copies).

Sd/-
(T.N.SRIVASTAVA).
Under Secretary to the Government of India.

IMMEDIATE.

GOVERNMENT OF INDIA
MINISTRY OF WORKS, HOUSING AND SUPPLY.

No.HI/5A(98)/56 Dated New Delhi, the 31st January 1956.

From

Shri J.G. Kumaramangalam,
Under Secretary to the Govt. of India.

To

The Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Departmen
Sachivalaya, Foreshore Road,
Bombay 1.

Subject :- Subsidised Industrial Housing Scheme - Construction of 50 tenements at Khatodra, Surat

Sir,

With reference to your letter No.IHS-1155/64066-F dated the 28th December 1955, I am directed to state that the Govt of India are pleased to approve your proposal for the construction of 50 one-roomed single storeyed tenements at Khatodra, Surat, in accordance with the plans and specifications approved by this Ministry. It should, however, be clearly understood that this approval is no guarantee to the structural safety of the tenements that may be constructed by you under the scheme. That aspect is clearly the responsibility of the State Government and the constructing agencies employed by them.

2. The sanction of the President is accordingly conveyed to the grant to the Government of Bombay of a subsidy not exceeding Rs.67,500/- (Rupees Sixty seven thousand and five hundred only) and an equal amount as loan for the construction of 50 one-roomed single storeyed tenements at Khatodra, Surat, subject to the terms and conditions set out in the Subsidised Industrial Housing Scheme, of the Government of India. The amounts have been calculated as follows:-

Maximum cost of construction including cost of land and its development, accepted for the purpose of loan/subsidy @ Rs.2,700/- per tenement (2700x50)	Rs.1,35,000
Total:	Rs.1,35,000
Subsidy @ 50% of the cost.....	Rs. 67,500
Loan @ 50% of the cost.....	Rs. 67,500

3. The tenements must be completed by 30-6-1956 and must be allotted only to industrial workers falling under the Factories Act, 1948 or Mines Act, 1952 (except those employed in Coal and Mica Mines) and not to any others.

4. The subsidy and loan will be paid as follows:-

(a) 33⅓% of the loan amount on receipt of the State Government's acceptance of the terms and conditions herein set forth;

(b) 33⅓% of the loan amount when the construction of all the tenements reaches plinth level;

(c) 33⅓% of the loan amount when the construction on all the tenements reaches roof level,

(d) 80% of the subsidy amount when the construction of all the tenements is complete; and

(e) 20% of the subsidy amount on receipt and acceptance of the audited figures of the cost of complete construction.

It may, please, be noted that the general sanction is no authority for making actual payment of any instalment of loan and subsidy, specific sanction for which will be issued later on at the prescribed stages of implementation of the project.

5. A monthly progress report showing the progress of the work may kindly be submitted to the Government of India in the form as in Annexure I by the 15th of the month following that to which it relates. A quarterly progress report as in Annexure II may also be furnished within one month after the quarter to which it relates.

6. A draft of the agreement that the Government of India propose to enter into with private industrialists, defining the terms and conditions according to which the Subsidised Industrial Housing Scheme should be operated by them is at appendix 'B' of the Scheme. While there is no intention of asking the State Government to sign a similar agreement it is the desire of the Government of India that the State Government should sincerely observe the spirit of that agreement; and assurance from you in this regard would be appreciated.

7. The subsidy and loan are debitable to the major head "88-Grants for Development-Grants for Industrial Housing", and the head "O-Loans and Advances by Central Government-Loans to State Governments (Charged)", respectively. The payment of subsidy will be accounted for by the Accountant General, Bombay and that of the loan centrally by the Accountant General, Central Revenues.

8. The receipt of this letter may kindly be acknowledged.

Yours faithfully,

Sd/-
(J.G. Kumaramangalam)
Under Secretary to the Govt. of India.

Copy, with six spare copies forwarded to the Ministry of Finance (Works Division) for communication to the Accounts Officers concerned. That Ministry concurred in vide their U.O. No.345-W/56 dated the 21.1.1956.

Copy also forwarded to the:-

1. Planning Commission.
2. Ministry of Labour.
3. Press Information Bureau.
4. Ministry of Commerce & Industry.
5. Accountant General, Central Revenues, New Delhi.
6. Accountant General, Bombay.
7. Budget Branch Ministry of W.H. & S.
8. Housing Adviser
9. Sanction file.

Sd/-
J.G. Kumaramangalam)
Under Secretary to the Govt. of India.

AO.13/2/-

19/2

IMMEDIATE

GOVERNMENT OF INDIA
MINISTRY OF WORKS HOUSING AND SUPPLY.
.....

No. H-I.5A(98)/56. Dated, New Delhi, the 1st May, '56.

From,

Shri J-S, Mongia,
Under Secretary to the Government of India.

To

The Secretary to the Government of Bombay,
Rehabilitation, Housing and
Backward Classes Department,
Sachivalaya, Foreshore Road,
Bombay 1.

Subject:- Subsidised Industrial Housing Scheme - Construction of 25 tenements at Viramgam and 50 tenements at Navsari - Bombay Government Scheme 1955-56.

Sir,

With reference to your letters No. IHS-1155/9934-F, dated the 3rd March 1956 and No.IHS-1155/55195-F, dated the 14th March 1956, I am directed to state that the Government of India are pleased to approve your proposal for the construction of 75 one-roomed single storeyed tenements at Viramgam (25) and Navsari(50), in accordance with the plans and specifications approved by this Ministry, It should, however, be clearly understood that this approval is no guarantee to the structrual safety of the tenements that may be constructed by you under the scheme. That aspect is clearly the responsibility of the State Government and the constructing agencies employed by them.

2. The sanction of the President, is accordingly conveyed to the grant to the Government of Bombay of a subsidy not exceeding Rs. 1,01,250/-(Rupees one lakh, one thousand, two hundred and fifty only) and an equal amount as loan for the construction of 75 tenements mentioned in para I above, subject to the terms and conditions set out in the Subsidised Industrial Housing Scheme, of the Government of India. The amount have been calculated as follows:-

Maximum cost of construction (including cost of land and its development) accepted for the purpose of Loan/ subsidy @ Rs. 2,700/- per tenement (i.e. 2700 x 75)	Rs. 2,02,500
Total	Rs. 2,02,500
Subsidy @ 50% of the cost	Rs. 1,01,250
Loan @ 50 % of the cost	Rs. 1,01,250

3. The tenements must be completed by October 1956, and must be allotted only to industrial workers falling under the Factories, Act, 1948, and Mine Workers (other than those employed in Coal and Mica Mines) governed by the Mines Act, 1952.

4. The subsidy and loan will be paid as follows:-

(a) 33⅓% of the loan amount on receipt of the State Government's acceptance of the terms and conditions herein set forth;

(b).....

(b) 33⅓% of the loan amount when the construction of all the tenements reaches plinth level;

(c) 33⅓% of the loan amount when the construction on all the tenements reaches roof level;

(d) 80% of the subsidy amount when the construction of all the tenements is complete; and

(e) 20 % of the subsidy amount on receipt and acceptance of the audited figures of the cost of complete construction.

It may, please, be noted that the general sanction is no authority for making actual payment of any instalment of loan and subsidy, specific sanction for which will be issued later on at the prescribed stages of implementation of the project.

5. A monthly progress report in duplicate showing the progress of the work may kindly be submitted to the Government of India in the proforma as in Annexure I by the 10th of the month following that to which it relates. A quarterly report as in Annexure II shouldalso be sent within a month after the quarter to which it belongs

6. A draft of the Agreement that the Government of India enters into with private industrialists, defining the terms and conditions according to which the Subsidised Industrial Housing Scheme should be operated by them is at appendix 'B' of the Scheme. While there is no intention of asking the State Government to sign a similar Agreement it is the desire of the Government of India that that the State Government shoul sincerely observe the spirits of that Agreement; an assurance from you in this regard would be appreciated.

7. The subsidy and loan are debitable tothe Major Head "88 Grants for development-Grants for Industrial Housing" and the head "0-Loans and Advances by Central Government - Loans to State Government (Charged)", respectively. The payment of subsidy will be accounted for by the Accountant General, Bombay and that of the loan centrally by the Accountant General, Central Revenues.

8. The receipt of this letter may kindly be acknowledged indicating that the terms and conditions detailed therein are acceptable to the State Govdrnment.

Yours faithfully,

Sd/-

(J.S. MONGIA)
Under Secretary to the Government of India

VA 1615
HM 16/5/-

IMMEDIATE

GOVERNMENT OF INDIA
MINISTRY OF WORKS HOUSING AND SUPPLY.

.....

No. H-I.5A(98)/56. Dated, New Delhi, the 1st May, '56.

From,

Shri J-S. Mongia,
Under Secretary to the Government of India.

To

The Secretary to the Government of Bombay,
Rehabilitation, Housing and
Backward Classes Department,
Sachivalaya, Foreshore Road,
Bombay 1.

Subject:- Subsidised Industrial Housing Scheme - Construction of 25 tenements at Viramgam and 50 tenements at Navsari - Bombay Government Scheme 1955-56.

.....

Sir,

With reference to your letters No. IHS-1155/9934-F, dated the 3rd March 1956 and No.IHS-1155/55195-F, dated the 14th March 1956, I am directed to state that the Government of India are pleased to approve your proposal for the construction of 75 one-roomed single storeyed tenements at Viramgam (25) and Navsari(50), in accordance with the plans and specifications approved by this Ministry, It should, however, be clearly understood that this approval is no guarantee to the structrual safety of the tenements that may be constructed by you under the scheme. That aspect is clearly the responsibility of the State Government and the constructing agencies employed by them.

2. The sanction of the President, is accordingly conveyed to the grant to the Government of Bombay of a subsidy not exceeding Rs. 1,01,250/-(Rupees one lakh, one thousand, two hundred and fifty only) and an equal amount as loan for the construction of 75 tenements mentioned in para I above, subject to the terms and conditions set out in the Subsidised Industrial Housing Scheme, of the Government of India. The amount have been calculated as follows:-

Maximum cost of construction (including cost of land and its development) accepted for the purpose of Loan/ subsidy @ Rs. 2,700/- per tenement (i.e. 2700 x 75)	Rs. 2,02,500
Total	Rs. 2,02,500
Subsidy @ 50% of the cost	Rs. 1,01,250
Loan @ 50 % of the cost	Rs. 1,01,250

3. The tenements must be completed by October 1956, and must be allotted only to industrial workers falling under the Factories, Act, 1948, and Mine Workers (other than those employed in Coal and Mica Mines) governed by the Mines Act,1952.

4. The subsidy and loan will be paid as follows:-

(a) 33⅓% of the loan amount on receipt of the State Government's acceptance of the terms and conditions herein set forth;

(b).....

(b) 33⅓% of the loan amount when the construction of all the tenements reaches plinth level;

(c) 33⅓% of the loan amount when the construction on all the tenements reaches roof level;

(d) 80% of the subsidy amount when the construction of all the tenements is complete; and

(e) 20 % of the subsidy amount on receipt and acceptance of the audited figures of the cost of complete construction.

It may, please, be noted that the general sanction is no authority for making actual payment of any instalment of loan and subsidy, specific sanction for which will be issued later on at the prescribed stages of implementation of the project.

5. A monthly progress report in duplicate showing the progress of the work may kindly be submitted to the Government of India in the proforma as in Annexure I by the 10th of the month following that to which it relates. A quarterly report as in Annexure II shouldalso be sent within a month after the quarter to which it belongs.

6. A draft of the Agreement that the Government of India enters into with private industrialists, defining the terms and conditions according to which the Subsidised Industrial Housing Scheme should be operated by them is at appendix 'B' of the Scheme. While there is no intention of asking the State Government to sign a similar Agreement it is the desire of the Government of India that that the State Government should sincerely observe the spirits of that Agreement; an assurance from you in this regard would be appreciated.

7. The subsidy and loan are debitable tothe Major Head "88 Grants for development-Grants for Industrial Housing" and the head "0-Loans and Advances by Central Government - Loans to State Government (Charged)", respectively. The payment of subsidy will be accounted for by the Accountant General, Bombay and that of the loan centrally by the Accountant General, Central Revenues.

8. The receipt of this letter may kindly be acknowledged indicating that the terms and conditions detailed therein are acceptable to the State Government.

Yours faithfully,

Sd/-

(J.S. MONGIA)
Under Secretary to the Government of India

IMMEDIATE.

GOVERNMENT OF INDIA
MINISTRY OF WORKS, HOUSING & SUPPLY

No.HI/5A(93)/55 New Delhi the 21st June 1956.

From

Shri J.S. Mongia,
Under Secretary to the Govt. of India.

To

The Secretaryto the Govt. of Bombay,
Rehabilitation, Housing & Backward Classes Department,
Sachivalaya, Foreshore Road,
Bombay 1.

Subject:- Subsidised Industrial Housing Scheme-
Construction of 25 tenements at Billimoria -
Bombay Govt. Scheme 1955-56.

Sir,

With reference to the correspondence ending with your letter No.IHS.1155/15106-F dated the 1st May 1956, I am directed to state that the Government of India are pleased to approve your proposal for the construction of 25 one roomed single storeyed tenements at Billimora in accordance with the plans and specifications approved by his Ministry subject to the following:-

(a) Specifications: The depth of foundation has been shown as 4'-0" instead of the normal 2'-0". This should be checked at the site, depending upon the soil. The plinth-height may be reduced 18" to 12" or 9". The R.C.C. Slab should be protected with bitument treatment.

(b) Plan:- It may please be ensured that the plan should be varied for other and larger projects.

It should however, be clearly understood that this approval is no guarantee to structural safety of the tenements that may be constructed by you under the Scheme. That aspect is clearly the responsibility of the State Government and the constructing agencies employed by them.

2. The sanction of the President, is accordingly, conveyed to the grant to the Government of Bombay of a subsidy not exceeding Rs.33,750/- (Rupees three thousand, seven hundred and fifty only) and an equal amount loan for the construction of 25 tenements mentioned in para 1 above subject to the terms and conditions set out in the Subsidised Industrial Housing Scheme of the Government of India. The amount have been calculated as follows:-

Maximum cost construction including cost of land and its development accepted for the purpose of loan/ subsidy @Rs.2,700/- per tenements.(2'00x25')		Rs.67,500/-
	Total:	Rs.67,500/-
Subsidy @ 50% of the cost		Rs.33,750/-
Loan @ 50% of the cost.		Rs.33,750/-

3. The tenements must be completed by 31-12-1956 and must be allotted only to industrial workers falling under the factories Act, 1948. and Mine workers (other than those employed in Coal and Mica Mines) governed by the Mines Act, 1952.

4.....

4. The subsidy and loan will be paid as follows:-

(A) 33 1/3% of the loan amount on receipt of the State Government's acceptance of the terms and conditions herein set forth;

(b) 33 1/3% of the loan amount when the construction of all the tenements reaches plinth level;

(c) 33 1/3% of the loan amount when the construction on all the tenements reaches roof level;

(d) 80% of the subsidy amount when the construction of all the tenements is complete; and

(e) 20% of the subsidy amount on receipt and acceptance of the audited figures of the cost of comblete construction.

It may, please, be noted that the general sanction is no authority for making actual payment of any instalment of loan and subsidy, specific sanction for which will be issued later on at the prescribed stages of implementation of the project.

5. A monthly progress report in duplicate showing the progress of the work may kindly be submitted to the Government of India in the proforma as in Annexure I by the 10th of the month following that to which it relates. A quarterly report as in Annexure II should also be sent within a month after the quarter to which it belongs.

6. A draft of the Agreement that the Government of India enters into with private industrialists, defining the terms and conditions according to which the Subsidised Industrial Housing Scheme should be operated by them is at appendix 'B' of the Scheme. While there is no intention of asking the State Government to sign a similar Agreement it is the desire of the Government of India that the State Government should sincerely observe the spirit of that Agreement; an assurance from you in this regard would be appreciated.

7. The subsidy and loan are debitable to the Major Head "88-Grants for development-Grants for Industrial Housing" and the head "O-Loans and Advances by Central Government - Loans to State Governments (Charged) respectively, the payment of subsidy will be accounted for by the Accountant General, Bombay, and that of the loan centrally by the Accountant General, Central Revenues.

8. The receipt of this letter may kindly be acknowledged, indicating that the terms and conditions detailed therein are acceptable to the State Government.

Yours faithfully,

Sd/-
(J.S. Mongia)
Under Secretary to the Government of India.

Copy, with six spare copies, forwarded to the Ministry of Finance (Works Branch) for communication to the Accounts Officers concerned. That Ministry concurred in vide their u.o. No.4026-W/56 dated the 15-6-1956.

Copy also forwarded to the :-

1. Planning Commission,
2. Ministry of Labour.
3. Press Information Bureau (Shri Trivedi)
4. Ministry of Commerce & Industry.
5. Accountant General, Central Revenues, New Delhi.
6. Accountant General, Bombay.
7. Housing Adviser
8. Sanction file

Sd/-
(J.S. Mongia)
Under Secretary to the Govt. of India.

O.12/7/-

BOMBAY

Sr. No.	Place	No. of tenements.	Govt. of India letter sanctioning loan & subsidy.	Amount of loan sanctioned.	Amount of subsidy sanctioned	Amount of loan received.	Amount of subsidy received.
				Rs.	Rs.	Rs.	Rs.
1.	Chembur	900	Govt. of India Min. of Works, Housing & Supply letter No.H5-A (6)52 dt.11-2-53.	20,25,000	20,25,000	20,25,000	16,20,000
2.	Worli 288 Chembur 1575 Chembur-Kurla 300 2163		-do- dated 12-3-1953.	48,66,750	48,66,750	48,66,750	38,77,200 (except for 9 tenements out of 1575 not completed.)
3.	Chembur S.No.14	1080	Govt. of India letter No.H5-A(6) 54 dt. 12-8-54.	24,30,000	24,30,000	24,30,000	19,44,000
4.	Chembur S.No.71	144	-do-	3,24,000	3,24,000	3,24,000	2,59,200
5.	Foot of Worli Hills.	366	-do-	7,56,000	7,56,000	7,56,000	6,04,800
6.	Andheri	72	-do-	1,62,000	1,62,000	1,62,000	1,29,600
7.	Goregaon	216	-do-	4,86,000	4,86,000	4,86,000	3,88,800
8.	Lalbaug	144	-do-	3,24,000	3,24,000	1,08,000(1st instalment)	
9.	Bandra	396	-do-	8,91,000	8,91,000	2,97,000(1st instalment)	
10.	Parel	3024	Govt.of India letter No.H5-A(84) 55-I dt.5-9-55.	68,04,000	68,04,000	32,40,000	
11.	Bandra	474	-do- dt. 9-12-55.	10,66,500	10,66,500	7,11,000	

GUJARAT

Sr.	Place	No. of tenements.	Govt. of India letter sanctioned loan & subsidy.	Amount of loan sanctioned.	Amount of subsidy sanctioned.	Amount of loan received	Amount of subsidy received.
				Rs.	Rs.	Rs.	Rs.
1.	Ahmedabad	725	Govt. of India letter, Ministry of Works, Housing & Supply No.H5-A (6)52 dt.11.2.53.	9,78,750	9,78,750	9,78,750	7,83,000
2.	Ahmedabad	2141	-do- dt. 12-3-1953.	28,90,350	28,90,350	28,90,350	23,12,280
3.	Malak Saban Tank.	2136	-do- dated 2-2-1955.	28,83,600	28,83,600	28,83,600	21,42,720
4.	Mithipur	550	-do-	7,42,500	7,42,500	2,47,500	
5.	Asarwa	1216	-do- dated 5-9-55.	16,41,600	16,41,600	9,09,900	
6.	Mithipur	784	-do-	10,58,400	10,58,400	5,29,200	
7.	Nadiad	50	-do- dated 23-12-54.	67,500	67,500	45,000	
8.	Surat	100	Govt. of India letter No.H5-A 78/54 dated 2-2-1955.	1,35,000	1,35,000	45,000	
9.	Surat	50	Govt. of India letter No.H-I-5A (98)/56 dated 31-1-1956.	67,500	67,500	22,500	

MYSORE

Sr. No.	Place	No. of tenements	Govt. of India letter sanctioning loan & subsidy	Amount of loan sanctioned.	Amount of subsidy sanctioned.	Amount of loan received.	Amount of subsidy received.
1.	Hubli	50	Govt. of India No. HI-5 A (50) 54 - IV, of 22nd Jan. 1955.	Rs.67,500	Rs.67,500	Rs.22,500	

AO.25/6/-

MAHARASHTRA

Sr. No.	Place	No. of tenements	Govt. of India letter sanctioning loan and Subsidy	Amount of loan sanctioned.	Amount of subsidy sanctioned.	Amount of loan received.	Amount of subsidy received.
1.	Jalgaon	100	Govt. of India letter No.H-I-5A (50)/54-I dated 22-1-1955.	Rs.1,35,000	Rs.1,35,000	Rs. 1,35,000	Rs.1,08,000
2.	Poona	100	-do-	Rs.1,35,000	Rs.1,35,000	Rs.1,35,000	Rs.1,08,000
3.	Sholapur	100	-do-	Rs.1,35,000	Rs.1,35,000		
4.	Jalgaon	50	Govt. of India letter No.H-I-5A (84)55(IV) dated 6-9-1955.	Rs.6,7500	Rs.67,500	Rs.22,500	

AO.25/6/-

No.IHS.1154/38667-F,
Rehabilitation, Housing and
Backward Classes Department,
Sachivalaya, Foreshore Road,
Bombay 1, 3 AUG 1956 July 1956.

From

Shri N.M. Jani, M.A.,
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Department.

To

The Resident Audit Officer,
Bombay Housing Board,
Bombay.

Subject :- Working of the Subsidised Industrial Housing Scheme.

Sir,

With reference to the correspondence resting with my demi-official letter No.IHS.1154/21697-F dated the 30th April 1956, on the above subject, I am directed to state that it has been decided to postpone the question of revision of the rent formula for Bombay Housing Board buildings pending the reorganisation of the States. The question of applying the revised rent formula to tenements built under the Subsidised Industrial Housing Scheme does not therefore arise. The rent formula (copy attached) which is at present being followed in fixing the economic rents of other tenements in the charge of the Board shall, for the present, apply in respect of tenements built under the Subsidised Industrial Housing Scheme, with the following modifications for purpose of calculating economic rents:-

1) Capitalization of Establishment charges shall be at the rate of 7½% on "Building" cost instead of 10%. This rate is liable to be modified in future in the light of actuals.

2) Provision shall be made for annual equated instalment for repayment, in 25 years, of the portion of capital cost equal to Government of India's loan for the tenements. Provision for "depreciation" as per rates laid down in the current rent formula shall be made on the remaining capital cost, excluding land cost.

3) The rate of interest on the capital cost shall be the rate at which major portion of the loan used for the tenements was advanced by Government to the Board.

4) Municipal taxes:- As advised in paragraph 7(e) of Government letter, Public Works Department No.IHS/1154/128469-H dated 23rd October 1954.

Yours faithfully,

(N.M. Jani.)
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Department

Copy forwarded with compliments to:-

The Secretary, Bombay Housing Board, Bombay, for information and guidance.
The Accountant General, Bombay (through Finance Deptt.)
The Finance Department.

AO.27/7/-

PRESENT RENT FORMULA

Type of tenement.	Life (in years).	Interest on the capital cost (i) cost of buildings and roads etc. plus 10% establishment charges (ii) cost of site plus 2% establishment charges and (iii) cost of installations plus 10% estt. charges.	Depreciation of building i.e. on the cost of buildings plus 1% establishment charges.	Depreciation on installations i.e. on the cost of installations plus 10% establishment.	Management on (i) the cost of building and roads plus 10% estt. charges and (ii) cost of installations plus 10% estt. charges (iii) cost of site plus 2% establishment charges.	Taxes	Repairs and maintenance on buildings on the cost of buildings and roads plus 10% establishment charges.	Repairs and maintenance on installations i.e. on the cost of installations plus 10% estt. charges.
1.	2.	3.	4.	5.	6.	7.	8.	9.
Superior	80	3.1/8%	0.25%	4%	0.5%	Actual rates (on Gross annual rent — 10%)	1.5%	1.5%
Middling	40	3.1/8%	1.25%	4%	0.5%	Actual rates	2.5%	2.5%
	50	3.1/8%	0.9%	4%	0.5%	-do-	2.5%	2.5%
Lower	25	3.1/8%	3%	4%	0.5%	-do-	3%	3%